

Los Angeles (El Sereno Neighborhood)

Refinance Investment Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$289,000
Appraised Value	\$515,000
Combined Loan-to-Value	56%
Protective Equity	\$226,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated March 9, 2019*

Our borrowers have owned this home since 2002.
They have good credit and stable employments.
The net loan proceeds will be used to upgrade the property.

Borrowers also own their residence 2 homes over from the subject.

Per Appraiser: This property offers 784 sq. ft. of living space featuring
2 bedrooms, 1 bath and a 1-car garage a 6,069 sq. ft. lot.

Options: *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$289,000	whole note – scheduled monthly income	\$2,229

Loan Servicing: Capital Benefit offers comprehensive loan servicing

Summary Information only – call Marcel Bruetsch at (949) 566-9040
for more information or a complete investor diligence package.

For additional Trust Deed Investments, visit capitalbenefit.com

Available to California investors or all qualified investors.



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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
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