

**San Gabriel (Los Angeles County)**  
**Refinance for Business Purpose**  
**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>2 Single Family</b>
Occupancy	<b>Owner / Tenant</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$1,000,000</b>
Appraised Value	<b>\$1,595,000</b>
Loan-to-Value	<b>63%</b>
Protective Equity	<b>\$595,000</b>
Investor Yield	<b>10.00%</b>
Term	<b>2 Years</b> (40 due in 2)

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

**Comments:** *Appraisal dated July 17, 2019*

Our borrowers have owned this home since 2004. They have very good credit and stable employment. The net loan proceeds will be used to buy an income property.

Per Appraiser: There are 2 Single Family Homes on 2 adjoining lots:

- Property 1:  
2,310 sq. ft. of living space, 4 bedrooms, 3 ½ baths, 2-car garage  
Lot size: 6,445 sq. ft. – Owner Occupied
- Property 2:  
1,261 sq. ft. of living space, 4 bedrooms, 2 baths, 2-car garage  
Lot size: 4,933 sq. ft. – Rental Income \$3,000/month

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$849
\$500,000	partial interest – scheduled monthly income	\$4,246
\$1,000,000	whole note – scheduled monthly income	\$8,491

**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](http://capitalbenefit.com)**

Available to California investors or all qualified investors.



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