

South Pasadena (Los Angeles County)

Refinance Rental Property

2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$310,000</b>
Appraised Value	<b>\$80,000</b>
Combined Loan-to-Value	<b>65%</b> *
Protective Equity	<b>\$281,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>2 Years</b> (40 due in 2)

\* 1<sup>st</sup> mortgage \$209,000 at 3.50%

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

### Comments: *Appraisal dated March 25, 2019*

Our borrower has owned this home since 2004 and just completed a remodel. She has good credit and will use the loan proceeds for her business.

The current tenant is paying \$4,000/month.

Per Appraiser: This property offers 1,395 sq. ft. of living space featuring 2 bedrooms and 1 bath on a 4,728 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$310,000	whole note – scheduled monthly income	\$2,878

**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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