## Glendale (Los Angeles County)

## Refinance Residence for Business Purpose

2nd Trust Deed Investment

CapitalBenefit
the greener money™

# Executive Summary

| | |
|---|---|
| Property Type | **Single Family** |
| Occupancy | **Owner** |
| Purpose | **Business** |
| Loan Amount | **$200,000** |
| Appraised Value | **$970,000** |
| Combined Loan-to-Value | **60%** * |
| Protective Equity | **$390,000** * |
| Investor Yield | **11.00%** |
| Term | **3 Years** (40 due in 2) |

* 1st mortgage $380,000 at 2.00%

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

**Comments:** *Appraisal dated November 21, 2019*

Our borrower has owned this home since 2000.
She has good credit and will use the loan proceeds for her business.

Per Appraiser: This property offers 1.395 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,414 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 |
| $200,000 | whole note – scheduled monthly income | $1,857 |

**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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