

Los Angeles (Mid-Wilshire neighborhood)

Refinance Rental Duplex

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



| | |
|------------------------|------------------------------|
| Property Type | Duplex |
| Occupancy | Tenant/Owner |
| Purpose | Business |
| Loan Amount | \$149,000 |
| Appraised Value | \$1,075,000 |
| Combined Loan-to-Value | 60% * |
| Protective Equity | \$430,000 * |
| Investor Yield | 11.00% |
| Term | 2 Years (40 due in 2) |

* 1st mortgage \$496,000 at 5.625%

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

Comments: *Appraisal dated July 10, 2020*

Our borrower has owned this home since 2016. She occupies one unit. The other is rented for \$1,750/month. The loan proceeds will be used to purchase another rental property.

Per Appraiser: This property offers two 1 bed/1 bath/893 sq. ft. units and two 1-car garages on a 5,000 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 |
| \$149,000 | whole note – scheduled monthly income | \$1,383 |

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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