

**Los Angeles (Koreatown Neighborhood)**

## Purchase of Rental Property

1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Condominium</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$203,000</b>
Appraised Value	<b>\$293,000</b>
Loan-to-Value	<b>70%</b> *
Protective Equity	<b>\$86,900</b> *
Investor Yield	<b>9.50%</b>
Term	<b>3 Years</b> (40 due in 3)

\* based on Purchase Price of \$289,900

### Comments: Appraisal dated December 9, 2020

Our borrower is buying this property through a standard sale transaction for \$3,000 less than the appraised value. He has stable employment and excellent credit.

Similar properties rent for about \$1,900/month (zillow.com)

Per Appraisal: This studio apartment offers 396 sq. ft. of living space. The HOA fee is \$255/month.

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

Examples of investor returns —

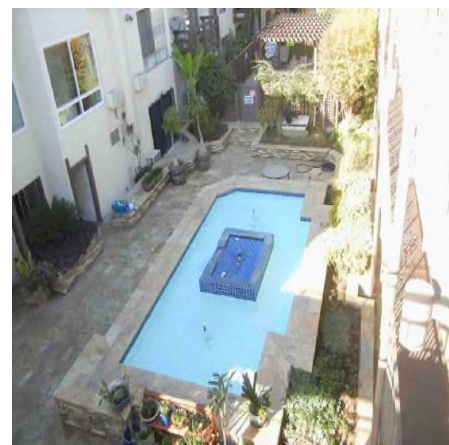
\$50,000	partial interest — scheduled monthly income	\$405
\$100,000	partial interest — scheduled monthly income	\$810
\$203,000	whole note — scheduled monthly income	\$1,644

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

Available to California investors or all qualified investors.



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