

**Palmdale (Los Angeles County)**  
**Refinance Investment Property**  
**1<sup>st</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>\$50,000</b>
Appraised Value	<b>\$355,000</b>
Loan-to-Value	<b>14%</b>
Protective Equity	<b>\$285,000</b>
Investor Yield	<b>8.00%</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 November 24, 2021*

Our borrower inherited this property. He owns it free and clear.  
He will use the loan proceeds to finish the remodel.

Per Appraiser: This property offers 1,224 sq. ft. of living space featuring  
3 bedrooms, 2 baths and a 2-car garage on a 6,328 sq. ft. lot.

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

Examples of investor returns —

\$50,000    whole note — scheduled monthly income    \$348

**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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