

Walnut (Los Angeles County)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$948,000
Appraised Value	\$1,375,000
Loan-to-Value	69%
Protective Equity	\$427,000
Investor Yield	8.50%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated December 29, 2021*

Our borrower has owned this home since 2005.
She has good credit and stable employment.
The loan proceeds will be used to buy out the ex-husband's
interest in the property.

The current tenant is paying \$4,300/month.

Per Appraiser: This property offers 2,710 sq. ft. of living space featuring
4 bedrooms, 3 baths, pool/spa and a 3-car garage on a 10,933 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$367
\$100,000	partial interest – scheduled monthly income	\$733
\$948,000	whole note – scheduled monthly income	\$6,950

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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