

Sun Valley (Los Angeles County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family + ADU
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$857,000
Appraised Value	\$1,225,000
Loan-to-Value	70%
Protective Equity	\$368,000
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 January 21, 2022*

Our borrower has owned this property since 2018 and has since added an Additional Dwelling Unit (ADU). He has very good credit and owns a substantial real estate portfolio. The loan proceeds will be used to purchase another rental property.

The current tenants are paying \$5,000/month.

Per Appraiser: This property offers
Main house: 3 bedrooms, 3 baths, 2,099 sq. ft. of living space
ADU: 2 bedrooms, 2 baths, 1,287 sq. ft. of living space
Lot size is 8,280 sq. ft.

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
\$857,000	whole note – scheduled monthly income	\$6,283

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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