

Redondo Beach (Los Angeles County)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$320,000
Appraised Value	\$1,400,000
Combined Loan-to-Value	70% *
Protective Equity	\$420,000 *
Investor Yield	10.25%
Term	2 Years (40 due in 2)

* 1st mortgage \$660,000 at 3.50% fixed until 11/2031

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

Comments: *Appraisal dated September 7, 2021*

Our borrower has owned this home since 2017. He has excellent credit and stable employment. The loan proceeds will be used for business capital.

The current tenant is paying \$5,000/month.

Per Appraiser: This property offers 1,720 sq. ft. of living space featuring 4 bedrooms, 2 baths and a detached 2-car garage on a 5,565 sq. ft. lot.

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

Examples of investor returns —

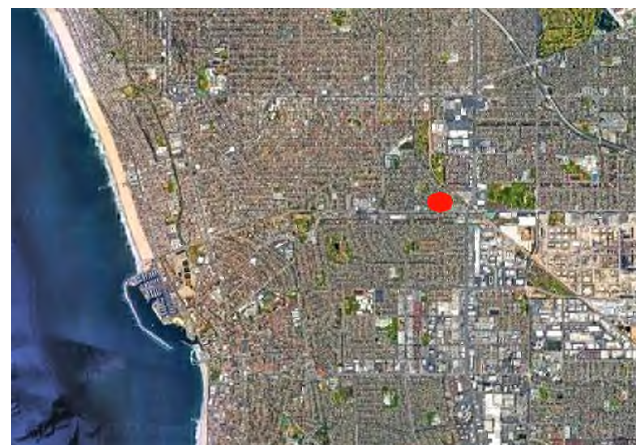
\$50,000	partial interest – scheduled monthly income	\$434
\$100,000	partial interest – scheduled monthly income	\$869
\$320,000	whole note – scheduled monthly income	\$2,780

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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