

**West Covina (Los Angeles County)**

**Purchase of Rental 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>\$559,000</b>
Appraised Value	<b>\$890,000</b>
Loan-to-Value	<b>65%</b> *
Protective Equity	<b>\$301,000</b> *
Investor Yield	<b>10.50%</b>
Term	<b>2 Years</b> (40 due in 2)

\* based on Purchase Price of \$860,000

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

**Comments:** *Appraisal dated September 15, 2023*

Our borrowers are buying this property through a standard sale transaction for \$30,000 less than the appraised value. They have stable employments and very good credit.

Similar properties rent for about \$4,500/month (zillow.com)

Per Appraisal: This property offers 1,602 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool and a 2-car garage on a 10,554 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$889
\$559,000	whole note – scheduled monthly income	\$4,967

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

Available to California investors or all qualified investors.



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