

Valley Village (Los Angeles County)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Tenant
Purpose	Business
Loan Amount	\$125,000
Appraised Value	\$1,525,000
Combined Loan-to-Value	51% *
Protective Equity	\$740,000 *
Investor Yield	13.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$660,000 at 3.25%

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

Comments: Appraisal dated February 1, 2024

Our borrower has owned this home since 2020. She has very good credit and stable employment. The loan proceeds will be used for business capital.

The current tenants are paying \$6,600/month.

Per Appraiser: This property offers 1,857 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage on a 8,256 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$545
\$100,000	partial interest – scheduled monthly income	\$1,090
\$125,000	whole note – scheduled monthly income	\$1,362

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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