

**Compton (Los Angeles County)**

**Refinance 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>\$438,000</b>
Appraised Value	<b>\$730,000</b>
Loan-to-Value	<b>60%</b>
Protective Equity	<b>\$292,000</b>
Investor Yield	<b>9.75%</b>
Term	<b>2 Years</b> (40 due in 2)

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

**Comments:** *Appraisal dated March 3, 2022*

Our borrower inherited this property. She has good credit and stable employment and a proven history with Capital Benefit. The loan proceeds will be used to purchase another rental property.

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

Per Appraiser: This property offers 1,448 sq. ft. of living space featuring 3 bedrooms, 2 baths, pool and a detached 2-car garage on a 9,385 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$415
\$100,000	partial interest – scheduled monthly income	\$830
\$438,000	whole note – scheduled monthly income	\$3,633

**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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