

Los Angeles (Mid-Wilshire neighborhood)

Refinance Rental Property

2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Duplex</b>
Occupancy	<b>Non Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$700,000</b>
Appraised Value	<b>\$1,750,000</b>
Loan-to-Value	<b>66%</b> *
Protective Equity	<b>\$545,000</b> *
Investor Yield	<b>10.50%</b>
Term	<b>2 Years</b> (40 due in 2)

\* 1<sup>st</sup> mortgage \$455,000 at 3.375%

### Comments: *Appraisal dated May 24, 2022*

Our borrower has owned this property since 2006  
He has good credit and stable employment.  
The net loan proceeds will be used to make improvements  
to the property.

The current tenants are paying \$7,000/month.

Per Appraiser: This property offers  
Unit A: 3 bedrooms, 1 ½ baths, 1,411 sq. ft. of living space  
Unit B: 2 bedrooms, 1 bath, 829 sq. ft. of living space  
3-car garage. Lot size is 6,956 sq. ft.

### 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
\$700,000	whole note – scheduled monthly income	\$6,220

**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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