

Walnut (Los Angeles County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$148,000
Appraised Value	\$1,250,000
Combined Loan-to-Value	65% *
Protective Equity	\$437,000 *
Investor Yield	12.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$665,000 at 5.00%

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

Comments: *Appraisal dated October 4, 2022*

Our borrower has owned this home since 2003. He has good credit and stable employment. The loan proceeds will be used for real estate investments.

Per Appraiser: This property offers 2,660 sq. ft. of living space featuring 5 bedrooms, 3 baths, pool/spa and a 3-car garage on a 16,.648 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$504
\$100,000	partial interest – scheduled monthly income	\$1,009
\$148,000	whole note – scheduled monthly income	\$1,493

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.

