Manhattan Beach, CA (Los Angeles)

Refinance Duplex at Very Low Loan-to-Value

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$100,000**
Appraised Value	**$825,000**
Loan-to-Value	**12%**
Protective Equity	**$725,000**
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated January 15, 2011*

Our borrower owns this duplex free and clear. He will use the loan proceeds to renovate the units to maximize rental income.

Once updated, the property should produce $4,500/month in income.

The duplex is located .75 miles East of the Manhattan Beach pier.

Per Appraiser: This property consists of two self-standing units:
Unit A offers 782 sq. ft of living space featuring 2 bedrooms, 1 bath
Unit B offers 1,100 sq. ft of living space featuring 2 bedrooms, 1 bath
It also includes a 2-car garage and sits on a 4,160 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	whole note – scheduled monthly income	$888

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.

CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
CA Department of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002