Hidden Hills, CA (Los Angeles)
Custom Hilltop Compound

2nd Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary

Property Type	**Single Family**
Occupancy	**Business Purpose**
Loan Amount	**$600,000**
Appraised Value	**$5,000,000**
Combined LTV	**22%**
Protective Equity	**$3,925,000**
Investor Yield	**11%**
Term	**3 Years** (40 due in 3)

Fund directly into insuring Title Company
Your vesting on note and deed of trust

Comments: *Appraisal March 25, 2011*

Borrower has owned this home since 1989 through a family trust.
The property is encumbered with a $475,000 first mortgage at 4.125%.

The loan proceeds will pay off a settlement with the Franchise Tax Board (corporate state taxes) and fund 2010 State and Federal corporate tax payments.

Per Appraiser: This property main residence offers 7,647 sq. ft. of living space featuring 6 bedrooms, 7 baths, 810 sq. ft. office, pool, 2 spas, finished 462 sq. ft. basement and wine cellar.
The estate also includes 742 sq. ft. guest house, 5 car garage, and a vineyard. The total lot size is 75,032 sq. ft.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$917
$250,000	partial interest – scheduled monthly income	$2,292
$600,000	whole note – scheduled monthly income	$5,570

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 www.capitalbenefit.com
Available to California investors or all qualified investors.

CapitalBenefit

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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