

Bel Air, CA (Los Angeles)

View Estate in Exclusive Neighborhood

2nd Trust Deed Investment

CapitalBenefit trustd™ investment Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$500,000
Appraised Value	\$3,850,000
Combined LTV	39%
Protective Equity	\$2,350,000
Investor Yield	12.25%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated June 20, 2011

Our borrower lives in San Francisco and derives part of his income by adding value to high end properties and selling them for profit. The loan proceeds will be used to pay off the current 2nd mortgage, to fund additional amenities for the subject property and to improve the borrower's ongoing San Francisco Victorian rehab. Exit strategy is to sell the property.

Borrower's 1st mortgage of \$1,000,000 is through Merrill Lynch and has a current interest rate of 1%! This loan matures in 2032.

The borrower will make 6 months prepaid loan payments at the close of our loan. He shows a \$2,900,000 cash balance in his Merrill Lynch brokerage account.

Per Appraiser: This highly upgraded property offers 4,140 sq. ft. of living space featuring 4 bedrooms, 4 baths and a 3 car garage on a 25,700 sq. ft. view lot. He states: "subject is in excellent condition with new kitchen, water softener, marble and carpet flooring throughout, recessed lighting, wet bar, marble front fireplace, view out rear of downtown Los Angeles, view of hills out the front, sunken spa tub in the master bedroom suite"

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$1,028
\$250,000	partial interest – scheduled monthly income	\$2,572
\$500,000	whole note – scheduled monthly income	\$5,143

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



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

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