

Malibu, CA (Los Angeles)

Malibu Compound 70% Complete

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$750,000
Appraised Value	\$2,000,000 *
Loan-to-Value	38%
Protective Equity	\$1,250,000
Investor Yield	10.00%
Term	2 Years (40 due in 2)

* appraised "as is" value –
when completed \$3,100,000

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

Comments: Appraisal dated April 18, 2012

Our borrower is an architect by trade and comes from a Hong Kong family with a real estate development history and real estate assets owned in Hong Kong. The project was interrupted near completion due to legal and divorce proceedings and has been on hold pending settlement. The legal issues have now been settled, the divorce is final, and our borrower will use the loan proceeds to pay off the existing \$70,000 loan, settle with his ex-wife, reactivate the existing permits, bring property taxes current and pay engineering and architect expenses.

Exit strategy: His architect estimates that it will take 8 -12 months for the project to go live again. The borrower has already secured a construction lender who has committed to paying off our loan at that point.

Borrower will prepay 9 months interest at close of escrow.

Per Appraiser: The property currently features 4,912 sq. ft. of living space featuring 5 bedrooms, 5 ½ baths, pool and a 3 car garage on a panoramic 46,352 sq. ft. ocean view lot.

Options: Available as a multi-beneficiary (partial interest portions)
Examples of investor returns —

\$250,000	partial interest – scheduled monthly income	\$2,123
\$750,000	whole note – scheduled monthly income	\$6,369

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.



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