

Santa Monica, CA (Los Angeles)

Refinance Triplex at Low LTV

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Triplex
Occupancy	Non-Owner
Loan Amount	\$300,000
Appraised Value	\$850,000
Loan-to-Value	35%
Protective Equity	\$550,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated August 1, 2012*

Our borrower is refinancing this property to pay off the current first mortgage, property taxes and provide capital for another project.

This property consists of 3 free-standing units and is located just one block from Santa Monica College. Each unit generates income of \$1,850/month.

Per Appraiser: This recently remodeled property consists of three units each offering 572 sq. ft. of living space featuring 2 bedrooms, 1 bath. The lot size is 7,994 sq. ft.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$300,000	whole note – scheduled monthly income	\$2,314

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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