

Playa Del Rey, CA (Los Angeles)

Refinance of Beach Community Rental Condo

1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Non-Owner
Loan Amount	\$85,000
Appraised Value	\$205,000
Loan-to-Value	42%
Protective Equity	\$120,000
Investor Yield	10.25%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated August 1, 2012*

Our borrower is paying off a small 1st and 2nd loan and using the remaining funds to upgrade the unit. Borrower has detailed plans to modernize with numerous upgrades.

The unit is currently rented for \$1,525 /month, and the appraiser states the market rent - once upgrades are complete - should be \$1,800 - \$2,000 a month. Current income is approximately twice the proposed loan payment.

Cross Creek Village Condominiums is a 532-unit garden style condominium complex on 17 acres located blocks from the beach in Playa Del Rey. The complex is noted for its long list of amenities and desirable location on the coast between LAX and Marina Del Rey.

Per Appraiser: This 1st floor property offers 718 sq. ft. of living space featuring 1 bedroom, 1 bath and 1 garage space.



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

Examples of investor returns —

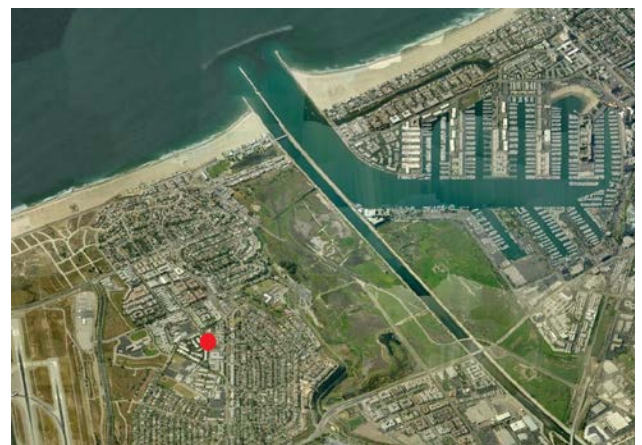
\$40,000	partial interest – scheduled monthly income	\$347
\$85,000	whole note – scheduled monthly income	\$738

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.



Capital Benefit
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