

Rancho Palos Verdes, CA (Los Angeles)

## Refinance Ocean View Estate

1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

### Executive Summary



|                   |                       |
|-------------------|-----------------------|
| Property Type     | Single Family         |
| Occupancy         | Owner                 |
| Loan Amount       | \$1,400,000           |
| Appraised Value   | \$2,900,000           |
| Loan-to-Value     | 48%                   |
| Protective Equity | \$1,500,000           |
| Investor Yield    | 10.00%                |
| Term              | 7 Years (40 due in 7) |

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

#### Comments: Appraisal dated September 11, 2012

Our borrower bought this home 2 years ago for \$3,200,000. She currently owes \$1,900,000 on her first mortgage; she will bring \$500,000 to escrow which together with our loan proceeds will pay off that loan in full. Borrower has excellent credit, proven income and reserves.

The home is located across from Los Verdes golf course and offers 270 degree, panoramic views of the coastline and Catalina Island. It was remodeled in 2009.

Per Appraiser: This highly upgraded custom estate offers 5,587 sq. ft. of living space featuring 4 bedrooms, 5 ½ baths, pool, spa, sports court and a 2-car garage on a 22,720 sq. ft. lot.



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

Examples of investor returns —

|             |                                             |          |
|-------------|---------------------------------------------|----------|
| \$250,000   | partial interest – scheduled monthly income | \$2,123  |
| \$500,000   | partial interest – scheduled monthly income | \$4,246  |
| \$1,400,000 | whole note – scheduled monthly income       | \$11,888 |

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



**CapitalBenefit**  
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