

San Pedro, CA (Los Angeles)

Refinance of Primary Residence

1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Loan Amount	\$100,000
Appraised Value	\$500,000
Loan-to-Value	20%
Protective Equity	\$400,000
Investor Yield	10.50%
Term	7 Years (40 due in 7)

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

Comments: *Appraisal dated October 15, 2012*

Our borrower is refinancing this free and clear property to pay off all consumer debt directly through escrow. The borrower has documented income and has been a W-2 employee with the same Company for the last 7 years.

San Pedro is located on the southern edge of the Palos Verdes Peninsula between Rolling Hills and the Long Beach Harbor.

Per Appraiser: This property offers 1,781 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 1-car garage on a 6,186 sq. ft. lot.



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

Examples of investor returns:

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	whole note – scheduled monthly income	\$889

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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