

Los Angeles (Beverly Grove), CA
Purchase Residence in great Neighborhood
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Loan Amount	\$840,000
Appraised Value	\$1,215,000
Loan-to-Value	70% *
Protective Equity	\$360,000 *
Investor Yield	10.25%
Term	7 Years (40 due in 7)

* based on Purchase Price of \$1,200,000

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

Comments: *Appraisal dated April 10, 2013*

Our borrowers are purchasing this home through a standard sale transaction for \$15,000 less than the appraised value. They are both established professionals with excellent credit and substantial, documented income.

The home is located in the very desirable neighborhood of Beverly Grove, about ½ mile from Cedar-Sinai Medical Center.

Per Appraiser: The property offers 1,462 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car detached garage on a 6,099 sq. ft. lot.

Options: *Available as a multi-beneficiary (partial interest portions) or whole note (own entire note).*

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$868
\$250,000	partial interest – scheduled monthly income	\$2,172
\$840,000	whole note – scheduled monthly income	\$7,298

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.



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