

Westwood (Los Angeles), CA
Purchase Investment Property
1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$910,000
Appraised Value	\$1,300,000
Loan-to-Value	70%
Protective Equity	\$390,000
Investor Yield	10.50%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated April 11, 2013*

Our borrower is buying this home through a standard sale transaction for the appraised value.
He has perfect credit and is a licensed Real Estate Broker who owns a substantial portfolio of investment properties.

The home is located less than ½ mile from the UCLA campus, one block south of Wilshire Boulevard.

Similar homes rent for about \$6,500/month (CRMLS)

Per Appraiser: This recently updated property offers 1,915 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 7,150 sq. ft. lot.



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

Examples of investor returns —

\$100,000	partial interest — scheduled monthly income	\$889
\$500,000	partial interest — scheduled monthly income	\$4,443
\$910,000	whole note — scheduled monthly income	\$8,086

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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