

**Mar Vista, CA (Los Angeles)**

## **Purchase Custom Investment Property**

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



**CapitalBenefit**  
the greener money™

## **Executive Summary**



|                                          |                              |
|------------------------------------------|------------------------------|
| Property Type                            | <b>Single Family</b>         |
| Occupancy                                | <b>Non-Owner</b>             |
| Loan Amount                              | <b>\$1,000,000</b>           |
| Appraised Value                          | <b>\$1,550,000</b>           |
| Loan-to-Value                            | <b>67%</b> *                 |
| Protective Equity                        | <b>\$500,000</b> *           |
| Investor Yield                           | <b>11.00%</b>                |
| Term                                     | <b>2 Years</b> (40 due in 2) |
| * based on Purchase Price of \$1,500,000 |                              |

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

### **Comments:** *Appraisal dated November 3, 2013*

Our borrower is buying this property through a standard sale transaction for \$50,000 less than the appraised value. He is a medical professional with stable employment and good credit.

Similar homes rent for about \$8,000/month (Multiple Listing Service)

The home is located 3 miles due east of Venice Beach, between Santa Monica Airport and Marina Del Rey.

Per Appraiser: This custom, newly remodeled property offers 2,382 sq. ft. of living space featuring 4 bedrooms and 3 ½ baths on an 5,554 sq. ft. lot.

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

Examples of investor returns —

|             |                                             |         |
|-------------|---------------------------------------------|---------|
| \$100,000   | partial interest – scheduled monthly income | \$928   |
| \$250,000   | partial interest – scheduled monthly income | \$2,321 |
| \$1,000,000 | whole note – scheduled monthly income       | \$9,283 |

**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.



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