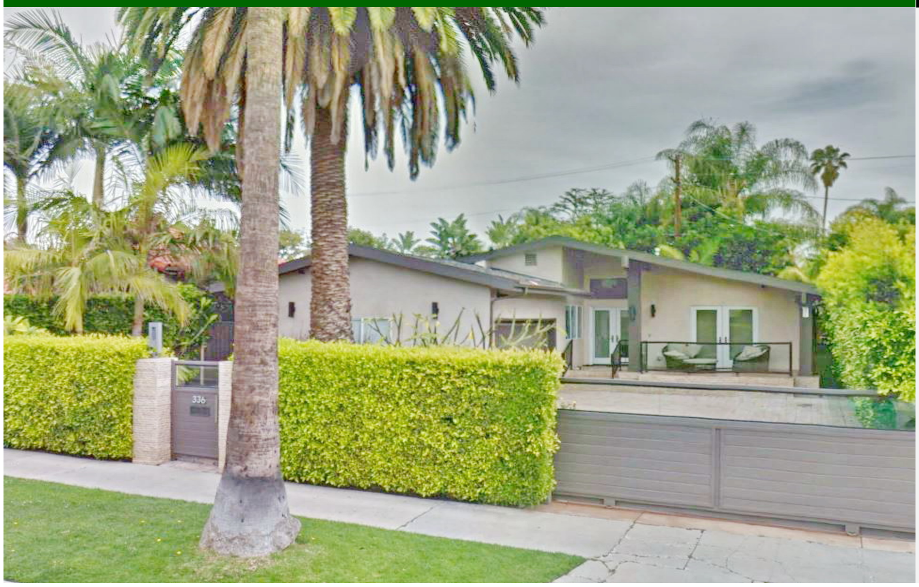
Los Angeles-Beverly Grove, CA
Refinance Rental Property
2nd Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$474,000**
Appraised Value	**$1,925,000**
Combined Loan-to-Value	**65%** *
Protective Equity	**$674,000** *
Investor Yield	**12.50%**
Term	**2 Years** (40 due in 2)

* 1st mortgage $777,000 at 6.00% 30-year fixed

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

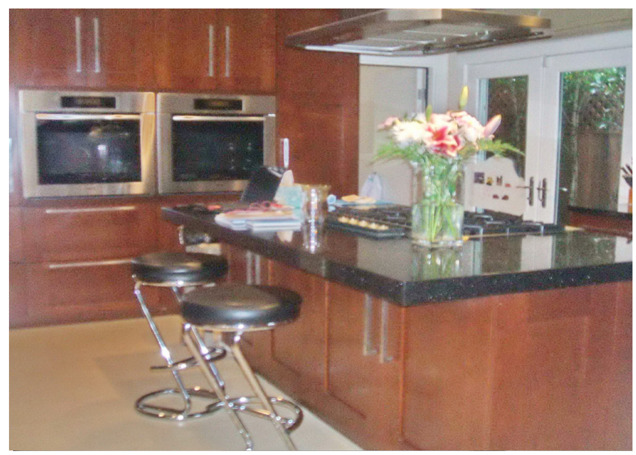
Comments: *Appraisal dated July 18, 2014*

Our borrower bought this property in 2007 and has since completed an extensive remodel. She will use the loan proceeds to make the balloon payment on her current 2nd mortgage. She has good credit and owns her residence free and clear.

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

Long-term tenant is paying $6,500/month.

Per Appraiser: This property offers 2,433 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 6,500 sq. ft. lot.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$524
$100,000	partial interest – scheduled monthly income	$1,049
$474,000	whole note – scheduled monthly income	$4,972

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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