

## Hollywood Hills (Los Angeles, CA)

### Purchase Vacant Lot

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



**CapitalBenefit**  
the greener money™

### Executive Summary



|                   |                              |
|-------------------|------------------------------|
| Property Type     | <b>Lot</b>                   |
| Occupancy         | <b>Non-Owner</b>             |
| Purpose           | <b>Business</b>              |
| Loan Amount       | <b>\$225,000</b>             |
| Appraised Value   | -                            |
| Loan-to-Value     | <b>53%</b> *                 |
| Protective Equity | <b>\$200,000</b> *           |
| Investor Yield    | <b>10.00%</b>                |
| Term              | <b>3 Years</b> (40 due in 3) |

\* based on Purchase Price of \$425,000

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

#### Comments:

Our borrower is buying this property through a standard sale transaction. He is a licensed Real Estate broker with perfect credit. He will obtain a construction loan separately.

Per Listing Agent: Lot size 8,721. Architectural plans and structural engineering are completed. The property is located just ½ a mile off Sunset Blvd and Laurel Canyon Blvd.

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

Examples of investor returns —

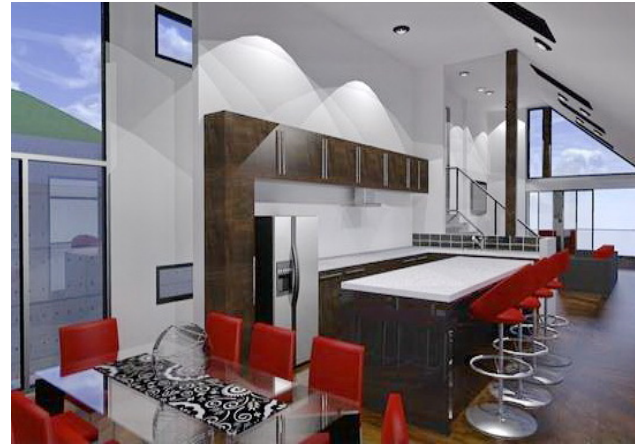
|           |                                             |         |
|-----------|---------------------------------------------|---------|
| \$50,000  | partial interest – scheduled monthly income | \$425   |
| \$100,000 | partial interest – scheduled monthly income | \$849   |
| \$225,000 | whole note – scheduled monthly income       | \$1,911 |

**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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