El Segundo, CA (Los Angeles)

Refinance Residence for Business Purpose

2nd Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$155,000**
Appraised Value	**$1,800,000**
Combined Loan-to-Value	**47%** *
Protective Equity	**$960,000** *
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 2)

* 1st mortgage $685,000 at 5.25%

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

Comments: *Appraisal dated July 18, 2015*

Our borrowers bought this property in 2011 from the builder for $1,250,000.
They have very good credit and stable employment.
The loan proceeds will be used to fund a business venture.

Per Appraiser: This property offers 4,522 sq. ft. of living space featuring 5 bedrooms, 3 ½ baths and a detached 3-car garage on a 6,030 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$100,000	partial interest – scheduled monthly income	$928
$155,000	whole note – scheduled monthly income	$1,439

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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