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	**$473,000**
Appraised Value	**$1,800,000**
Combined Loan-to-Value	**50%** *
Protective Equity	**$900,000** *
Investor Yield	**12.00%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $427,000 at 4.50%

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

Comments: *Appraisal dated July 28, 2015*

Our borrowers bought this property in 2013 directly from the bank. They have since completely rebuilt the home. Borrowers are developers who have excellent credit and will use the loan proceeds to finish another project.

Per Appraiser: This property offers 2,493 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and a detached 2-car garage on a 5,682 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$1,009
$250,000	partial interest – scheduled monthly income	$2,521
$473,000	whole note – scheduled monthly income	$4,770

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.

CapitalBenefit
the greener money™