Santa Monica, CA (Los Angeles)

Refinance Investment Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$1,800,000**
Appraised Value	**$2,950,000**
Loan-to-Value	**67%** *
Protective Equity	**$900,000** *
Investor Yield	**9.50%**
Term	**2 Years** (40 due in 2)

* based on Lot Value of $2,700,000

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

Comments: *Appraisal dated July 23, 2015*

Our borrower is a designer and developer who will transform this property into a high-end residence in this exclusive neighborhood (see rendering).

While the appraiser valued the existing structure, we are basing our loan only on the value of the lot.

Per Appraiser: This property offers 1,708 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 2-car garage on a 7,500 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$810
$500,000	partial interest – scheduled monthly income	$4,050
$1,800,000	whole note – scheduled monthly income	$14,581

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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