

**Beverly Hills PO, CA (City of Los Angeles)**  
**Refinance Residence for Business Purpose**  
**2<sup>nd</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$1,500,000</b>
Appraised Value	<b>\$6,350,000</b>
Combined Loan-to-Value	<b>61% *</b>
Protective Equity	<b>\$2,450,000 *</b>
Investor Yield	<b>11.50%</b>
Term	<b>3 Years (40 due in 3)</b>

\* 1<sup>st</sup> mortgage \$2,400,000 at 3.50% fixed through 2020

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

**Comments:** *Appraisal dated July 29, 2015*

Our borrowers bought this property in 2004. The loan proceeds will be used to pay off the current 2<sup>nd</sup> mortgage and fund business expansion.

Per Appraiser: This property offers 3,332 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths, pool/spa and a 2-car garage on a 15,680 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$968
\$500,000	partial interest – scheduled monthly income	\$4,841
\$1,500,000	whole note – scheduled monthly income	\$14,524

**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.

