

Hollywood, CA (City of Los Angeles)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$700,000
Appraised Value	\$2,600,000
Combined Loan-to-Value	50% *
Protective Equity	\$1,288,000 *
Investor Yield	10.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$612,000 at 4.25% fixed

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

Comments: Appraisal dated September 24, 2015

Our borrower is a developer with very good credit.
She will use the loan proceeds to complete another project.

The home is located just below the Hollywood sign.
The current tenant is paying \$6,700/month.

Per Appraiser: This property offers 3,456 sq. ft. of living space featuring
3 bedrooms, 4 baths and a 2-car garage on a 5,851 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$889
\$250,000	partial interest – scheduled monthly income	\$2,221
\$700,000	whole note – scheduled monthly income	\$6,220

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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