

La Cañada Flintridge, 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	\$300,000
Appraised Value	\$1,540,000
Combined Loan-to-Value	55% *
Protective Equity	\$687,000 *
Investor Yield	10.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$553,000 at 4.00% fixed

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

Comments: Appraisal dated October 1, 2015

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

Per Appraiser: This property offers 3,394 sq. ft. of living space featuring
4 bedrooms, 3 ½ baths, pool/spa and a 2-car garage on a 7,470 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$889
\$200,000	partial interest – scheduled monthly income	\$1,771
\$300,000	whole note – scheduled monthly income	\$2,666

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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