

Manhattan Beach, CA (Los Angeles)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$750,000
Appraised Value	\$2,000,000
Combined Loan-to-Value	46% *
Protective Equity	\$1,078,000 *
Investor Yield	10.50%
Term	2 Years (40 due in 2)

* 1st mortgage \$172,000 at 3.50%

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

Comments: *Appraisal dated December 19, 2015*

Our borrower has owned this property since 1998.
She has excellent credit. The loan proceeds will be used to pay off the current 2nd mortgage and purchase another investment property.

The home is located just ½ mile off the coast.

Per Appraiser: This property offers 2,124 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a detached 2-car garage on a 5,025 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$889
\$750,000	whole note – scheduled monthly income	\$6,664

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 (949) 566-9262 info@capitalbenefit.com
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