

Pacific Palisades, CA (City of 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	\$350,000
Appraised Value	\$1,800,000
Combined Loan-to-Value	51% *
Protective Equity	\$885,000 *
Investor Yield	10.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$565,000 at 6.50%

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

Comments: *Appraisal dated December 24, 2015*

Our borrower bought this property in 1966.
The loan proceeds will be used to fund her business venture.

The home is located just off Sunset Blvd, 1 mile from Pacific Coast Highway.

Per Appraiser: This property offers 1,051 sq. ft. of living space featuring 2 bedrooms, 1 baths and a detached 2-car garage on a 7,810 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
\$350,000	whole note – scheduled monthly income	\$3,110

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.

