Beverly Grove, 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	**$460,000**
Appraised Value	**$3,000,000**
Combined Loan-to-Value	**52%** *
Protective Equity	**$1,440,000** *
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $1,100,000 at 3.50%

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

Comments: *Appraisal dated March 3, 2016*

Our borrower bought this property in 2009. He has very good credit and stable employment. The loan proceeds will be used to fund a business venture.

The home is located just one block from Beverly Center and Cedars-Sinai Medical Center.

Per Appraiser: This property offers 4,092 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths, pool/spa and a 2-car garage on a 6,551 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
$460,000	whole note – scheduled monthly income	$4,087

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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