Bel Air, CA (City of Los Angeles)

Refinance Residence for Business Purpose

2^{nd} Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$475,000**
Appraised Value	**$2,850,000**
Combined Loan-to-Value	**65%** *
Protective Equity	**$1,005,000** *
Investor Yield	**11.00%**
Term	**3 Years** (40 due in 3)

* 1^{st} mortgage $1,370,000 at 3.875%

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

Comments: *Appraisal dated April 5, 2016*

Our borrower bought this property in 2012. He has good credit and stable employment. The loan proceeds will be used to fund business expansion.

Per Appraiser: This property offers 3,984 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths, spa, sports court and a 3-car garage on a 31,317 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$100,000	partial interest – scheduled monthly income	$928
$475,000	whole note – scheduled monthly income	$4,409

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.