

Beverly Hills, CA

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	\$250,000
Appraised Value	\$3,355,000
Combined Loan-to-Value	36% *
Protective Equity	\$2,145,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$960,000 at 6.75%

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

Comments: *Appraisal dated June 22, 2015*

Our borrowers bought this property in 1988. They have very good credit and stable employment. The loan proceeds will be used to remodel a rental fourplex.

Per Appraiser: This property offers 4,211 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 1-car garage on a 7,012 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
\$250,000	whole note – scheduled monthly income	\$2,321

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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