

Granada Hills, CA (City of Los Angeles)

Refinance for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$125,000
Appraised Value	\$600,000
Combined Loan-to-Value	65% *
Protective Equity	\$209,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$266,000 at 4.625%

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

Comments: *Appraisal dated September 14, 2016*

Our borrower bought this property in 2008. He has very good credit and will use the loan proceeds to fund his business.

Similar properties rent for about \$3,500/month (zillow.com)

Per Appraiser: This property offers 2,064 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths, pool and a 2-car garage on a 8,214 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$125,000	whole note – scheduled monthly income	\$1,160

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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