

**Burbank, CA (Los Angeles)**  
**Refinance Residence for Business Purpose**  
1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$522,000</b>
Appraised Value	<b>\$870,000</b>
Loan-to-Value	<b>60%</b>
Protective Equity	<b>\$348,000</b>
Investor Yield	<b>9.50%</b>
Term	<b>3 Years (40 due in 3)</b>

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

**Comments:** *Appraisal dated September 8, 2016*

Our borrowers have owned this home since 1988. They have very good credit and will use the loan proceeds to add to their portfolio of rental real estate.

The home is located 3 blocks north of Warner Brothers Studios.

Per Appraiser: This property offers 2,046 sq. ft. of living space featuring 4 bedrooms, 2 baths, pool and a detached 2-car garage on an 11,418 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$810
\$250,000	partial interest – scheduled monthly income	\$2,025
\$522,000	whole note – scheduled monthly income	\$4,229

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.

