

West Hollywood, CA (City of Los Angeles)
Refinance Residence for Business Purpose
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Owner
Purpose	Business
Loan Amount	\$150,000
Appraised Value	\$715,000
Loan-to-Value	21%
Protective Equity	\$565,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated September 14, 2016*

Our borrower inherited this unit 3 years ago. She owns it free and clear. She has good credit and will use the loan proceeds for her business.

The building is located on the corner of Hollywood Blvd and La Brea, just two blocks west of the Grauman's Chinese Theater. The subject unit is on the 11th floor.

Per Appraiser: This property offers 1,181 sq. ft. of living space featuring 1 bedroom, 2 baths and 2 parking spots. The HOA fees \$968/month which includes security, gym, valet and pool.

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

Examples of investor returns —

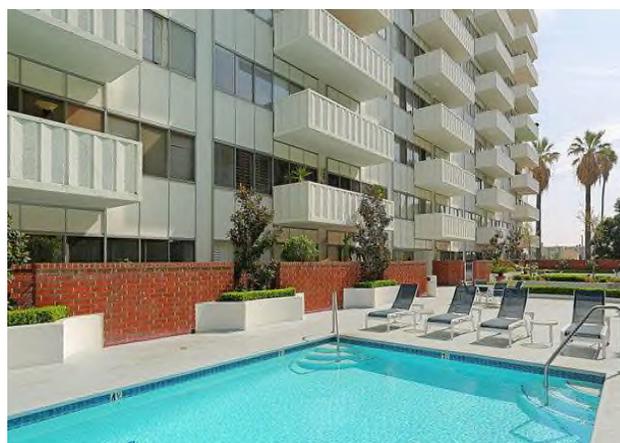
\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$150,000	whole note – scheduled monthly income	\$1,157

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.



CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 (949) 566-9262 info@capitalbenefit.com
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002