

Los Angeles (Mid-Wilshire neighborhood)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$400,000
Appraised Value	\$2,010,000
Combined Loan-to-Value	56% *
Protective Equity	\$880,000 *
Investor Yield	11.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$730,000 at 3.50%

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

Comments: *Appraisal dated October 18, 2016*

Our borrower bought this property in 2008 for \$1,606,000. He has excellent credit and will use the loan proceeds to fund his business.

The home is located just south of Hancock Park.

Per Appraiser: This property offers 3,629 sq. ft. of living space featuring 5 bedrooms, 3 ½ baths, pool, 721 sq. ft. basement and a 2-car garage on a 14,612 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$484
\$100,000	partial interest – scheduled monthly income	\$968
\$400,000	whole note – scheduled monthly income	\$3,873

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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