

Venice, CA (Los Angeles)
 Refinance Residence for Business Purpose
 2nd Trust Deed Investment



CapitalBenefit
 the greener money™

Executive Summary



Property Type	Townhouse
Occupancy	Owner
Purpose	Business
Loan Amount	\$285,000
Appraised Value	\$1,300,000
Combined Loan-to-Value	50% *
Protective Equity	\$682,000 *
Investor Yield	10.75%
Term	4 Years (40 due in 4)

* 1st mortgage \$408,000 at 4.125%

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

Comments: *Appraisal dated November 23, 2016*

Our borrower bought this property in 2011
 She has very good credit and will use our loan proceeds to make the
 balloon payment on her current 2nd mortgage and expand her business.

The home is located about 1 mile from Venice Beach.

Per Appraiser: This property offers 2,007 sq. ft. of living space featuring
 3 bedrooms, 2 ½ baths and a 2-car garage. The HOA fee is \$100/month.

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

Examples of investor returns —

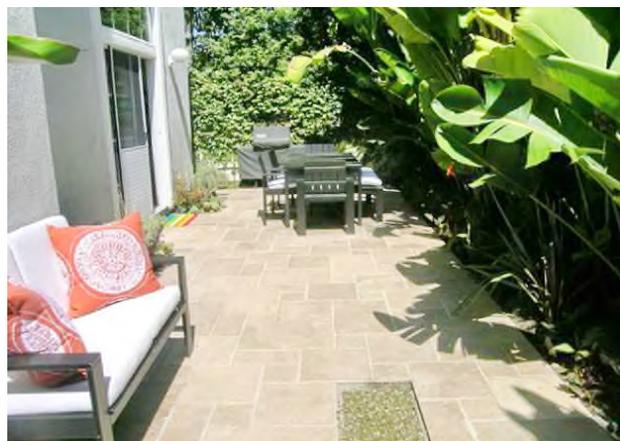
\$50,000	partial interest – scheduled monthly income	\$454
\$100,000	partial interest – scheduled monthly income	\$908
\$285,000	whole note – scheduled monthly income	\$2,589

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 | 🌐 capitalbenefit.com
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