

Altadena, CA (Los Angeles)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$150,000
Appraised Value	\$1,300,000
Combined Loan-to-Value	45% *
Protective Equity	\$714,000 *
Investor Yield	10.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$436,000 at 5.55%

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

Comments: *Appraisal dated December 7, 2016*

Our borrowers bought this property in 1997.
He has very good credit and will use our loan proceeds to
fund a business venture.

Per Appraiser: This property offers 2,404 sq. ft. of living space featuring
3 bedrooms, 2 ½ baths, pool/spa and a 2-car garage on a 9,510 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$889
\$150,000	whole note – scheduled monthly income	\$1,333

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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