

Malibu, 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	\$1,000,000
Appraised Value	\$4,650,000
Combined Loan-to-Value	52% *
Protective Equity	\$2,219,000 *
Investor Yield	10.50%
Term	2 Years (40 due in 2)

* 1st mortgage \$1,431,000 at 3.478%

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

Comments: *Appraisal dated December 11, 2016*

Our borrower bought the lot in 2002 and built his custom residence. He has very good credit and will use our loan proceeds to pay off the 2nd mortgage and use the balance for his business venture.

Per Appraiser: This property offers 4,629 sq. ft. of living space featuring 4 bedrooms, 5½ baths, pool/spa and a 3-car garage on a 1.32 acre lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$889
\$500,000	partial interest – scheduled monthly income	\$4,443
\$1,000,000	whole note – scheduled monthly income	\$8,886

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 | 🌐 capitalbenefit.com
 CalBRE Real Estate Broker License # 01876453 NMLS ID 254002