

Northridge, CA (Los Angeles)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$357,000
Appraised Value	\$800,000
Combined Loan-to-Value	65% *
Protective Equity	\$280,000 *
Investor Yield	11.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$163,000 at 3.625% fixed

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

Comments: *Appraisal dated January 25, 2017*

Our borrowers bought this property in 2010 for \$610,000. They have very good credit and will use our loan proceeds to pay off the current 2nd and rehab one of their rental properties nearby.

Per Appraiser: This property offers 2,154 sq. ft. of living space featuring 5 bedrooms, 2 baths, pool/spa and a 3-car garage on a 7,612 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
\$357,000	whole note – scheduled monthly income	\$3,457

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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