

**Westlake Village, CA (Los Angeles)**  
**Refinance Residence for Business Purpose**  
**2<sup>nd</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$1,000,000</b>
Appraised Value	<b>\$2,375,000</b>
Combined Loan-to-Value	<b>60% *</b>
Protective Equity	<b>\$961,000 *</b>
Investor Yield	<b>10.75%</b>
Term	<b>2 Years (40 due in 2)</b>

\* 1<sup>st</sup> mortgage \$414,000 at 5.625%

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

**Comments:** *Appraisal dated March 10, 2017*

Our borrowers have owned this property since 1996. They have excellent credit and will use our loan proceeds to pay off a current 2<sup>nd</sup> mortgage and to fund a business venture.

Per Appraiser: This property offers 4,704 sq. ft. of living space featuring 5 bedrooms, 5 baths, pool/spa and a 2-car garage on a 6.67 acres.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$968
\$250,000	partial interest – scheduled monthly income	\$2,421
\$1,000,000	whole note – scheduled monthly income	\$9,683

**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](http://capitalbenefit.com)**

Available to California investors or all qualified investors.



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