

**Los Angeles-Downtown, CA**  
**Refinance Residence for Business Purpose**  
**2<sup>nd</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Condominium</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$150,000</b>
Appraised Value	<b>\$685,000</b>
Combined Loan-to-Value	<b>65% *</b>
Protective Equity	<b>\$241,000 *</b>
Investor Yield	<b>11.00%</b>
Term	<b>2 Years (40 due in 2)</b>

\* 1<sup>st</sup> mortgage \$294,000 at 4.25%

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

**Comments:** *Appraisal dated June 23, 2017*

Our borrower bought this property in 2012.  
 He has good credit and stable employment.  
 The loan proceeds will be used to fund business expansion.

Per Appraiser: This property offers 1,090 sq. ft. of living space featuring 1 bedroom, 1 ½ baths and a 1-car garage. The HOA fee of \$750/month covers common areas (pool, gym), security and insurance.

**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	\$928
\$150,000	whole note – scheduled monthly income	\$1,392

**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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