

Los Angeles, CA

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



| | |
|------------------------|------------------------------|
| Property Type | Condominium |
| Occupancy | Owner |
| Purpose | Business |
| Loan Amount | \$100,000 |
| Appraised Value | \$600,000 |
| Combined Loan-to-Value | 50% * |
| Protective Equity | \$300,000 * |
| Investor Yield | 11.00% |
| Term | 2 Years (40 due in 2) |

* 1st mortgage \$200,000 at 5.00%

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

Comments: *Appraisal dated June 15, 2017*

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

Per Appraiser: This property offers 1,360 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage. Common areas include pool, spa and gym. The HOA fee is \$413/month.

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

Examples of investor returns —

| | | |
|-----------|---|-------|
| \$50,000 | partial interest – scheduled monthly income | \$464 |
| \$100,000 | whole note – scheduled monthly income | \$928 |

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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