

Topanga, CA (Los Angeles County)
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	\$750,000
Appraised Value	\$2,050,000
Combined Loan-to-Value	65% *
Protective Equity	\$723,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$577,000 at 3.00%

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

Comments: *Appraisal dated August 25, 2017*

Our borrowers bought this property in 2003. They have good credit and stable employment. The loan proceeds will be used to make the balloon payment on the current 2nd mortgage and to fund business expansion.

The home is located 2 miles off Pacific Coast Highway, in the hills above Malibu.

Per Appraiser: This property offers 3,412 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 3-car garage on a 13,392 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$750,000	whole note – scheduled monthly income	\$6,962

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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