

Los Angeles, CA
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$140,000
Appraised Value	\$685,000
Combined Loan-to-Value	66% *
Protective Equity	\$236,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$309,000 at 3.75%

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

Comments: Appraisal dated May 11, 2017

Our borrower bought this property in 2011.
She has good credit and stable employment.
The loan proceeds will be used to expand her business.

Per Appraiser: This property offers 1,361 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 412 sq. ft. guest house plus a detached 3-car garage on a 5,549 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
\$140,000	whole note – scheduled monthly income	\$1,300

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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