

Redondo Beach, CA (Los Angeles)  
Refinance Residence for Business Purpose  
1<sup>st</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>\$115,000</b>
Appraised Value	<b>\$1,114,000</b>
Loan-to-Value	<b>10%</b>
Protective Equity	<b>\$999,000</b>
Investor Yield	<b>9.00%</b>
Term	<b>3 Years (40 due in 3)</b>

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

**Comments:** *Appraisal dated October 26, 2017*

Our borrower bought this property in April 2016 for \$1,025,000.  
She owns it free and clear.  
The loan proceeds will be used to start a new business.

The home is located 1 mile due east of the Hermosa Beach pier.

Per Appraiser: This property offers 1,864 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage on a 2,502 sq. ft. lot.

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

Examples of investor returns —

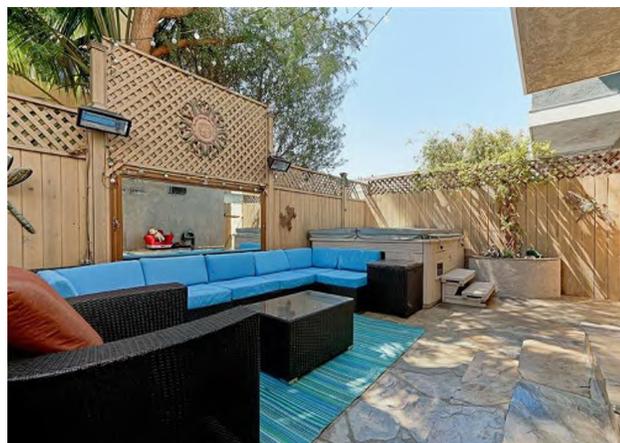
\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$115,000	whole note – scheduled monthly income	\$887

**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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