

Torrance, 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	\$150,000
Appraised Value	\$1,200,000
Combined Loan-to-Value	59% *
Protective Equity	\$494,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$556,000 at 3.625%

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

Comments: *Appraisal dated December 28, 2017*

Our borrowers have owned this home for 21 years. They have good credit and stable employment. The loan proceeds will be used to fund their business.

Per Appraiser: This property offers 1,989 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,887 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
\$150,000	whole note – scheduled monthly income	\$1,382

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
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