

La Cañada Flintridge, 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	\$370,000
Appraised Value	\$1,468,000
Combined Loan-to-Value	48% *
Protective Equity	\$764,000 *
Investor Yield	10.50%
Term	2 Years (40 due in 2)

* 1st mortgage \$334,000 at 6.125%

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

Comments: *Appraisal dated January 23, 2018*

Our borrower has owned this home since 1984. She has good credit and stable employment. The net loan proceeds will be used to expand her business.

Per Appraiser: This property offers 2,427 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 2-car garage on a 13,084 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$889
\$370,000	whole note – scheduled monthly income	\$3,288

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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