

**Altadena, CA (Los Angeles County)**  
**Refinance Residence for Business Purpose**  
**2<sup>nd</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>\$700,000</b>
Appraised Value	<b>\$2,000,000</b>
Combined Loan-to-Value	<b>60% *</b>
Protective Equity	<b>\$807,000 *</b>
Investor Yield	<b>11.00%</b>
Term	<b>3 Years (40 due in 3)</b>

\* 1<sup>st</sup> mortgage \$493,000 at 5.50%

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

**Comments:** *Appraisal dated January 12, 2018*

Our borrowers bought this property in 1998. They have very good credit and stable employment. The net loan proceeds will be used to fund their business.

Per Appraiser: This property offers 3,935 sq. ft. of living space featuring 5 bedrooms, 3 ½ baths, pool/spa and a detached 2-car garage on an 22,445 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
\$700,000	whole note – scheduled monthly income	\$6,498

**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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663  
(949) 566-9040 | (949) 566-9262 | [capitalbenefit.com](http://capitalbenefit.com)  
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