

Woodland Hills (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	\$110,000
Appraised Value	\$900,000
Combined Loan-to-Value	46% *
Protective Equity	\$489,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$301,000 at 3.875%

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

Comments: *Appraisal dated March 29, 2018*

Our borrower bought this property in 2015 for \$760,000 and is close to complete a major remodel of the home. He has good credit and stable employment. The loan proceeds will be used to fund a business venture.

Per Appraiser: This property offers 2,220 sq. ft. of living space featuring 4 bedrooms, 2 baths, pool and a 2-car garage on an 11,773 sq. ft. view lot. An upgrade is in progress. Estimated cost to complete: \$50,000.

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

Examples of investor returns —

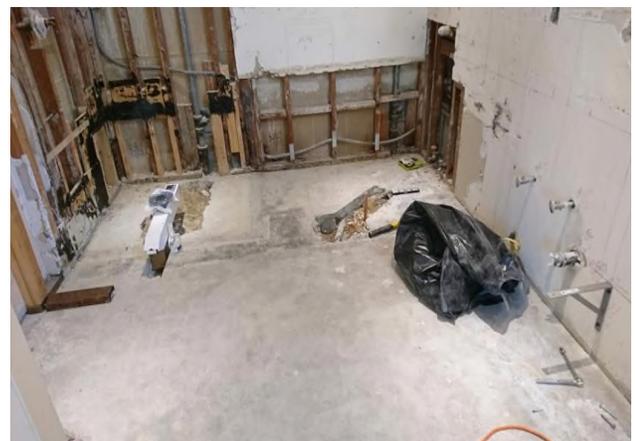
\$50,000	partial interest – scheduled monthly income	\$464
\$110,000	whole note – scheduled monthly income	\$1,021

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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