

Malibu (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	\$600,000
Appraised Value	\$3,500,000
Combined Loan-to-Value	58% *
Protective Equity	\$1,467,000 *
Investor Yield	11.00%
Term	4 Years (40 due in 4)

* 1st mortgage \$1,433,000 at 4.00%

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

Comments: *Appraisal dated May 29, 2018*

Our borrower has owned this home since 1990. He has very good credit and stable employment. The loan proceeds will be used to buy an investment property.

The home is located in a gated community across from Pepperdine University.

Per Appraiser: This property offers 4,271 sq. ft. of living space featuring 5 bedrooms, 4 baths, pool/spa and a detached 2-car garage on a 14,187 sq. ft. view 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
\$600,000	whole note – scheduled monthly income	\$5,570

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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