

Porter Ranch (City of Los Angeles)
Refinance Residence for Business Purpose
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$1,000,000
Appraised Value	\$1,450,000
Loan-to-Value	69%
Protective Equity	\$450,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated August 17, 2018*

Our borrower has owns his home free and clear.
He has perfect credit and owns/operates 3 global-brand hotels.
The loan proceeds will be used to purchase another hotel.

Per Appraiser: This property is located in a gated community and offers 4,213 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths, pool/spa and a 3-car garage on a 16,679 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$771
\$500,000	partial interest – scheduled monthly income	\$3,857
\$1,000,000	whole note – scheduled monthly income	\$7,714

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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