

**Burbank (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>\$250,000</b>
Appraised Value	<b>\$850,000</b>
Combined Loan-to-Value	<b>65%</b> *
Protective Equity	<b>\$297,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>2 Years</b> (40 due in 2)

\* 1<sup>st</sup> mortgage \$303,000 at 3.00%

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

**Comments:** *Appraisal dated August 20, 2018*

Our borrower has owned this home since 1998. He has very good credit and is a licensed real estate broker. The loan proceeds will be used to pay off existing business debts and to invest in rental real estate.

Per Appraiser: This property offers 1,405 sq. ft. of living space featuring 3 bedrooms, 1 bath and a detached 2-car garage on a 7,470 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
\$250,000	whole note – scheduled monthly income	\$2,321

**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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