

Marina del Rey (Los Angeles County)

Refinance Income Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



| | |
|-------------------|------------------------------|
| Property Type | Condominium |
| Occupancy | Non-Owner |
| Purpose | Business |
| Loan Amount | \$540,000 |
| Appraised Value | \$950,000 |
| Loan-to-Value | 57% |
| Protective Equity | \$410,000 |
| Investor Yield | 10.00% |
| Term | 2 Years (40 due in 2) |

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

Comments: *Appraisal dated July 13, 2018*

Our borrower has owned this unit since 2016. He will use the loan proceeds to pay off the current mortgages and fund his entertainment production company.

The current tenant pays \$5,000/month.

These condominium buildings are on leased land. The lease expires in 2067. The monthly lease payment is \$990.

Per Appraiser: This property offers 1,736 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage. The HOA fee is \$1,136/month.

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

Examples of investor returns —

| | | |
|-----------|---|---------|
| \$50,000 | partial interest – scheduled monthly income | \$425 |
| \$100,000 | partial interest – scheduled monthly income | \$849 |
| \$540,000 | whole note – scheduled monthly income | \$4,585 |

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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