

Santa Monica (Los Angeles County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Townhouse
Occupancy	Owner
Purpose	Business
Loan Amount	\$150,000
Appraised Value	\$1,375,000
Combined Loan-to-Value	54% *
Protective Equity	\$627,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$598,000 at 4.00%

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

Comments: *Appraisal dated January 31, 2019*

Our borrower has owned this home since 2004. She has very good credit and stable employment. The loan proceeds will be used for real estate investment.

Per Appraiser: This unit offers 1,450 sq. ft. of living space featuring 2 bedrooms, 3 baths and 2 parking stalls. The HOA fee is \$425/month.

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
\$150,000	whole note – scheduled monthly income	\$1,392

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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