

Palos Verdes Estates (Los Angeles County)
Refinance Residence for Business Purpose
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$1,000,000
Appraised Value	\$3,290,000
Loan-to-Value	30%
Protective Equity	\$2,290,000
Investor Yield	8.75%
Term	3 Years (40 due in 3)

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 free and clear since 2012. He has good credit and will use the loan proceeds to start a new business.

Per Appraiser: This property offers 4,669 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and a 3-car garage on an 11,607 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$752
\$500,000	partial interest – scheduled monthly income	\$3,761
\$1,000,000	whole note – scheduled monthly income	\$7,522

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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