

**Century City (Los Angeles County)**  
**Refinance Residence for Business Purpose**  
1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Townhouse</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$800,000</b>
Appraised Value	<b>\$1,600,000</b>
Loan-to-Value	<b>50%</b>
Protective Equity	<b>\$800,000</b>
Investor Yield	<b>7.70%</b>
Term	<b>3 Years</b> (40 due in 3)

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

**Comments:**

Our borrower has owned this home since 2016. She has very good credit and stable employment. The net loan proceeds will be used for business capital.

This property offers 2,790 sq. ft. of living space featuring 3 bedrooms, 4 baths and a 3-car garage. The HOA fee is \$2,126/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$336
\$100,000	partial interest – scheduled monthly income	\$673
\$800,000	whole note – scheduled monthly income	\$5,383

**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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