

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



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$244,000
Appraised Value	\$810,000
Combined Loan-to-Value	65% *
Protective Equity	\$283,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$283,000 at 3.50%

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

Comments: *Appraisal dated October 20, 2019*

Our borrower bought this home in 2012 for \$555,000.
He very good credit and will use the loan proceeds for business capital.

Per Appraiser: This property offers 2,805 sq. ft. of living space featuring
3 bedrooms, 3 baths and a 3-car garage on a 7,493 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
\$244,000	whole note – scheduled monthly income	\$2,265

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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