

Los Angeles

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	\$300,000
Appraised Value	\$1,100,000
Combined Loan-to-Value	57% *
Protective Equity	\$468,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 2)

* 1st mortgage \$332,000 at 5.625%

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

Comments: *Appraisal dated December 21, 2019*

Our borrower has owned this home since 2003. She has good credit and will use the net loan proceeds for her business.

Per Appraiser: This property offers 3,526 sq. ft. of living space featuring 5 bedrooms, 4 baths and a 2-car garage on a 5,200 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
\$300,000	whole note – scheduled monthly income	\$2,784

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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