

**Culver City (Los Angeles County)**  
**Refinance Residence for Business Purpose**  
2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$65,000</b>
Appraised Value	<b>\$1,718,000</b>
Combined Loan-to-Value	<b>43%</b> *
Protective Equity	<b>\$982,000</b> *
Investor Yield	<b>10.50%</b>
Term	<b>3 Years</b> (40 due in 3)

\* 1<sup>st</sup> mortgage \$671,000 at 4.875%

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

**Comments:** *Appraisal dated March 18, 2020*

Our borrower has owned this home since 2003. He has good credit and will use the loan proceeds for his business.

Per Appraiser: This property offers 1,392 sq. ft. of living space featuring 3 bedrooms, 1 ½ baths and a 2-car garage on a 5,775 sq. ft. lot.

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

Examples of investor returns —

\$65,000 whole note – scheduled monthly income \$1,857



**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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