

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	\$108,000
Appraised Value	\$960,000
Combined Loan-to-Value	69% *
Protective Equity	\$296,000 *
Investor Yield	10.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$556,000 at 3.00%

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

Comments: *Appraisal dated January 18, 2022*

Our borrower has owned this home since 2020.
He has very good credit and stable employment.
The loan proceeds will be used for business capital

Per Appraiser: This property offers 3,029 sq. ft. of living space featuring
5 bedrooms, 3 baths and a 3-car garage on a 7,093 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$108,000	whole note – scheduled monthly income	\$849

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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