

Culver City (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	\$90,000
Appraised Value	\$1,250,000
Combined Loan-to-Value	33% *
Protective Equity	\$833,000 *
Investor Yield	9.50%
Term	2 Years (40 due in 2)

* 1st mortgage \$327,000 at 3.50%

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

Comments: *Appraisal dated May 1, 2022*

Our borrowers have owned this home for 20 years.
The loan proceeds will be used to improve rental properties.

Per Appraiser: This property offers 1,231 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 5,258 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$90,000	whole note – scheduled monthly income	\$729

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.

