

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	\$250,000
Appraised Value	\$3,200,000
Combined Loan-to-Value	54% *
Protective Equity	\$1,465,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$1,485,000 at 4.125%

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

Comments: *Appraisal dated September 23, 2022*

Our borrower has owned this home since 2017. She has very good credit and stable employment. The loan proceeds will be used for business capital.

Per Appraiser: This property offers 6,096 sq. ft. of living space featuring 5 bedrooms, 5 ½ baths, pool and a 2-car garage on a 13,286 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
\$250,000	whole note – scheduled monthly income	\$2,321

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.

