

Manhattan Beach (Los Angeles County)
Refinance Residence for Business Purpose
 2nd Trust Deed Investment



CapitalBenefit
 the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$150,000
Appraised Value	\$3,055,000
Combined Loan-to-Value	56% *
Protective Equity	\$1,340,000 *
Investor Yield	11.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$1,565,000 at 6.75%

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

Comments: *Appraisal dated June 13, 2023*

Our borrower has owned this home for 21 years. He has good credit and stable employment. The loan proceeds will be used to start a business.

Per Appraiser: This property offers 2,845 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and a 2-car garage on a 4,643 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$484
\$100,000	partial interest – scheduled monthly income	\$968
\$150,000	whole note – scheduled monthly income	\$1,452

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.

