

Tarzana, CA (Los Angeles)

Purchase Custom Home with \$750,000 down

1<sup>st</sup> Trust Deed Investment

# CapitalBenefit trustd™ investment Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$900,000
Appraised Value	\$1,650,000
Loan-to-Value	54%
Protective Equity	\$750,000
Investor Yield	10.50%
Term	10 Years fully amortized

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

#### Comments: Appraisal dated November 30, 2011

Our borrower is buying this San Fernando Valley estate for the appraised value. He is applying for a 10 year fixed, fully amortized loan; during the first year of the loan, over \$50,000 of principal is scheduled to be returned to the investor.

The seller paid \$3,075,000 in March 2007.

The estate features a large pool and spa, a tennis court, outdoor entertainment and barbeque area, a theater room and many more amenities. Please follow this link for comprehensive [Listing Information](#)

Per Appraiser: This highly upgraded, gated property offers 6,295 sq. ft. of living space featuring 6 bedrooms, 6 ½ baths and a 3 car garage on a 33,066 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$1,377
\$500,000	partial interest – scheduled monthly income	\$6,885
\$900,000	whole note – scheduled monthly income	\$12,392

**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.

