Van Nuys, CA (Los Angeles)

Purchase Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Loan Amount	**$116,000**
Appraised Value	**$166,000**
Loan-to-Value	**70%**
Protective Equity	**$50,000**
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated May 23, 2013*

Our borrower is buying this property through a standard sale for the appraised value.

The townhouse is part of a large complex that offers common areas including pool and spa.

Similar units rent for about $1,400/month (Multiple Listing Service).

Per Appraiser: This property offers 974 sq. ft. of living space featuring 2 bedrooms, 1 ½ baths and 2 carports.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$116,000	whole note – scheduled monthly income	$1,030

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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