Port Hueneme, CA (Ventura)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$108,000**
Appraised Value	**$190,000**
Loan-to-Value	**57%**
Protective Equity	**$82,000**
Investor Yield	**10.00%**
Term	**5 Years** (40 due in 5)

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

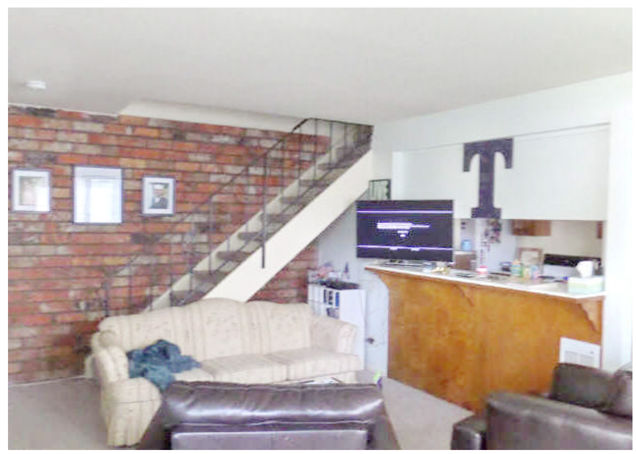
Comments: *Appraisal dated August 23, 2015*

Our borrowers bought this property two years ago directly from the bank for $170,000 with a loan from Capital Benefit. They have excellent credit and maintained a perfect payment history with us. This new loan will lower their current interest rate and provide less than $10,000 in cash.

The property is located one block from Channel Islands Harbor.

The property is currently rented at $1,350/month.

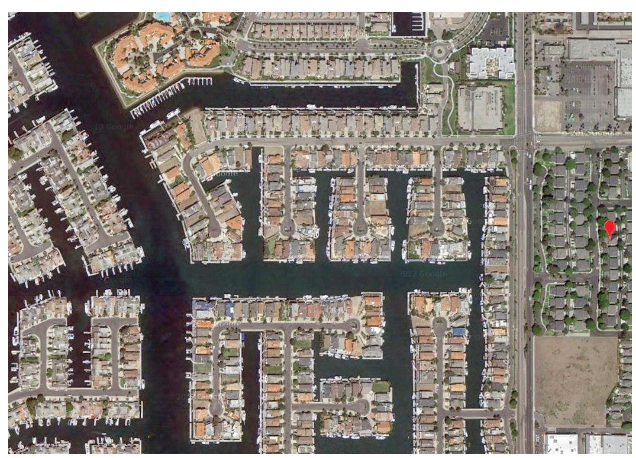
Per Appraiser: This property offers 902 sq. ft. of living space featuring 2 bedrooms, 1 bath and a 1-car garage. Common areas include pool and spa.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$108,000	whole note – scheduled monthly income	$917



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.

CapitalBenefit the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002