

Oxnard, CA (Ventura)

Purchase Beachfront Investment Property

1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Townhouse
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$805,000
Appraised Value	\$1,200,000
Loan-to-Value	70% *
Protective Equity	\$345,000 *
Investor Yield	10.625%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$1,150,000

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

Comments: Appraisal dated February 24, 2014

Our borrowers are buying this property through a standard purchase transaction for \$50,000 below the appraised value.

The property is part of the gated community "The Colony" on Oxnard Beach, adjacent to Channel Islands Harbor. Common areas include tennis courts, pool, spa and clubhouse. The HOA fee is \$370/month.

Long-term rental rates are about \$2,800/month – significantly higher rates can be obtained during summer months.

Per Appraiser: This remodeled beachfront townhouse offers 1,896 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage.



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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$449
\$250,000	partial interest – scheduled monthly income	\$2,246
\$805,000	whole note – scheduled monthly income	\$7,233

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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