Van Nuys, CA (Los Angeles)

Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Condominium**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$157,500**
Appraised Value	**$225,000**
Loan-to-Value	**70%**
Protective Equity	**$67,500**
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated March 24, 2013*

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

The last regular sale of this unit was in July 2006 for $299,500.

Similar properties rent for about $1,750/month (zillow.com)

Per Appraiser: This property offers 971 sq. ft. of living space featuring 2 bedrooms, 1 ½ baths and a 2-car carport. Common areas include pool/spa. HOA fee is $325/month.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$157,500	whole note – scheduled monthly income	$1,400

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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