Simi Valley, CA (Ventura)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$385,000**
Appraised Value	**$595,000**
Loan-to-Value	**65%**
Protective Equity	**$210,000**
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated January 7, 2014*

Our borrower has owned this property since it was built in 1991. The loan proceeds will be used to pay off her current debts and fund the purchase of another rental property.

The property is adjacent to Wood Ranch Golf Club, 1 ¼ mile south of Ronald Reagan Presidential Library.

The property is currently rented for $3,200/month.

Borrower will prepay 8 months interest upfront. Her exit strategy is to sell the property within a year.

Per Appraiser: This property offers 1,715 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths, pool/spa and a 2-car garage on a 13,698 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$100,000	partial interest – scheduled monthly income	$928
$385,000	whole note – scheduled monthly income	$3,574

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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