Moorpark, CA (Ventura)

Purchase of Investment Property

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$600,000**
Appraised Value	**$855,000**
Loan-to-Value	**70%**
Protective Equity	**$255,000**
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 June 5, 2014*

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

Moorpark borders Thousand Oaks and Simi Valley.

The seller bought the home from the builder in 1997 for $396,000.

Similar properties rent for about $4,100/month (zillow.com)

Per Appraiser: This property offers 3,719 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths, pool/spa and a 3-car garage on an 8,612 sq. ft. lot.

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
$600,000	whole note – scheduled monthly income	$5,331

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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