Ojai, CA (Ventura)

Purchase of Investment Property on 8.4 Acres

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$1,155,000**
Appraised Value	**$1,650,000**
Loan-to-Value	**70%** *
Protective Equity	**$494,000** *
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $1,649,000

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

Comments: *Appraisal dated June 3, 2014*

Our borrower is buying this property through a standard sale transaction for $1,000 less than the appraised value.

The current owner developed the land and built the home in 2004.

Similar properties rent for about $5,500/month (zillow.com). In addition, seller claims to earn about $50,000/year from the crops.

Per Appraiser: This property offers 2,690 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 8.4 acre lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$889
$500,000	partial interest – scheduled monthly income	$4,443
$1,155,000	whole note – scheduled monthly income	$10,263

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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