

Calabasas, CA (Los Angeles)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$425,000
Appraised Value	\$850,000
Loan-to-Value	50%
Protective Equity	\$425,000
Investor Yield	10.00%
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 26, 2015*

Our borrower bought this property in September 2014 directly from the bank and owns it free and clear. He is currently putting on the finishing touches on a thorough remodel. Borrower also owns the adjacent lot and will use the loan proceeds to develop it.

The property is expected to generate \$3,500/month.

Per Appraiser: This property offers 1,824 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 2-car garage on a 8,080 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$425,000	whole note – scheduled monthly income	\$3,609

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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