Moorpark, CA (Ventura)

Refinance Rental Property

2nd Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$130,000**
Appraised Value	**$595,000**
Combined Loan-to-Value	**55%** *
Protective Equity	**$265,000** *
Investor Yield	**11.50%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $200,000 at 6.375%

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

Comments: *Appraisal dated May 9, 2015*

Our borrower bought this property in 2002. The loan proceeds will be used to remodel kitchen and baths. She has good credit and stable employment.

The current tenant is paying $2,900/month.

Per Appraiser: This property offers 1,762 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 3-car garage on a 6,604 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$100,000	partial interest – scheduled monthly income	$968
$130,000	whole note – scheduled monthly income	$1,259

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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