Westlake Village, CA (Ventura)

Purchase of Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$357,000**
Appraised Value	**$510,000**
Loan-to-Value	**70%**
Protective Equity	**$153,000**
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 August 20, 2015*

Our borrower is buying this property through a standard sale transaction for $15,000 more than the appraised value. She has stable employment and excellent credit.

The current owner bought the home in 2005 for $505,000.

Similar properties rent for about $2,800/month (zillow.com)

Per Appraiser: This property offers 1,435 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage. The HOA fee is $279/month which covers common areas including pool/spa.

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
$357,000	whole note – scheduled monthly income	$3,031

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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