

Reseda, CA (City of Los Angeles)

Purchase of Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$370,000
Appraised Value	\$585,000
Loan-to-Value	70% *
Protective Equity	\$159,000 *
Investor Yield	9.375%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$529,000

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

Comments: *Appraisal dated October 2, 2015*

Our borrower is buying this property through a standard sale transaction for \$56,000 less than the appraised value. He has stable employment and excellent credit.

The current owner has just completed a thorough remodel.

Similar properties rent for about \$2,100/month (zillow.com)

Per Appraiser: This property offers 1,521 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 6,638 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$400
\$100,000	partial interest – scheduled monthly income	\$800
\$370,000	whole note – scheduled monthly income	\$2,961

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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