

Thousand Oaks, CA (Ventura)
Purchase of Rental Property
 1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Townhouse
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$322,000
Appraised Value	\$465,000
Loan-to-Value	70% *
Protective Equity	\$138,000 *
Investor Yield	10.00%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$460,000

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

Comments: *Appraisal dated February 3, 2016*

Our borrowers are buying this property through a standard sale transaction for \$5,000 less than the appraised value. They plan to update the property to maximize rental potential. Borrowers have stable employment and good credit.

The current owner bought the home in 1997 for \$171,000

Similar properties rent for about \$3,000/month (zillow.com)

Per Appraiser: This property offers 1,697 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 2-car garage. The HOA fee is \$300/month which covers common areas including a pool.



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
\$322,000	whole note – scheduled monthly income	\$2,734

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.

