Palmdale, CA **(Los Angeles)**

Purchase of Investment Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$525,000**
Appraised Value	**$750,000**
Loan-to-Value	**70%**
Protective Equity	**$225,000**
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated February 10, 2016*

Our borrower is buying this property through a standard sale transaction for the appraised value.

The current owner bought the home as a short sale in 2011 for $401,000. The original owner paid the builder $910,000 in 2007.

The home is currently rented for $4,000/month.

Per Appraiser: This property offers 4,742 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 3-car garage on 39,583 sq. ft. lake view lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$100,000	partial interest – scheduled monthly income	$928
$525,000	whole note – scheduled monthly income	$4,874

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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