

Canoga Park, CA (City of Los Angeles)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$360,500
Appraised Value	\$515,000
Loan-to-Value	70%
Protective Equity	\$154,500
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 January 12, 2016

Our borrowers bought this property in May 2015 for \$370,000. They have since completed an extensive remodel. The loan proceeds will be used to make the balloon payment on the current loan and buy another investment property.

The property is currently rented for \$2,500/month.

Per Appraiser: This property offers 1,144 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage with alley access on a 7,392 sq. ft. lot.

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
\$360,500	whole note – scheduled monthly income	\$3,061

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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