

Northridge, CA (Los Angeles)  
Purchase of Rental Property  
1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$304,500
Appraised Value	\$435,000
Loan-to-Value	70%
Protective Equity	\$130,500
Investor Yield	9.50%
Term	2 Years (40 due in 2)

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

**Comments:** Appraisal dated May 18, 2016

Our borrower is buying this property through a standard sale transaction for \$5,000 more than the appraised value. He has stable employment and excellent credit.

The current owner bought the home in 1981. Our borrower will update the property to maximize its income potential.

The property is located just 2 blocks west of Cal State Northridge. Similar properties rent for about \$2,300/month (zillow.com)

Per Appraiser: This property offers 1,148 sq. ft. of living space featuring 3 bedrooms, 1 baths and a detached 2-car garage on a 7,386 sq. ft. corner lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$304,500	whole note – scheduled monthly income	\$2,467

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.

