

Lancaster, CA (Los Angeles)
REO Purchase of Rental Property
 1st Trust Deed Investment



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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$167,500
Appraised Value	\$239,500
Loan-to-Value	70%
Protective Equity	\$72,000
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 July 16, 2016*

Our borrower is buying this property from the bank for the appraised value. He has stable employment and excellent credit.

Similar properties rent for about \$1,750/month (zillow.com)

Per Appraiser: This property offers 1,672 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,138 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
\$167,500	whole note – scheduled monthly income	\$1,422

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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