

Reseda, CA (Los Angeles)
Purchase of 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	\$525,000
Loan-to-Value	70% *
Protective Equity	\$154,500 *
Investor Yield	9.25%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$515,000

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

Comments: *Appraisal dated August 13, 2016*

Our borrower is buying this property through a standard sale transaction for \$10,000 less than the appraised value. He has stable employment and excellent credit.

The home is located in the San Fernando Valley, 4 blocks south of the Cal State Northridge campus.

Similar properties rent for about \$2,500/month (zillow.com)

Per Appraiser: This property offers 1,161 sq. ft. of living space featuring 2 bedrooms, 2 ½ baths, pool/spa and a detached 2-car garage on a 10,900 sq. ft. lot



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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$395
\$100,000	partial interest – scheduled monthly income	\$791
\$360,500	whole note – scheduled monthly income	\$2,850

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.

