

Northridge, CA (Los Angeles)

Refinance Rental Property

1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$400,000</b>
Appraised Value	<b>\$681,000</b>
Loan-to-Value	<b>59%</b>
Protective Equity	<b>\$281,000</b>
Investor Yield	<b>8.75%</b>
Term	<b>3 Years (40 due in 3)</b>

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

### Comments: *Appraisal dated August 3, 2016*

Our borrowers bought this property two years ago and have since updated the property. They must now make the balloon payment on the current loan. Borrowers have stable employment and good income.

The home is located 2 blocks north of the Cal State Northridge campus.

The property is currently rented for \$3,000/month.

Per Appraiser: This property offers 2,427 sq. ft. of living space featuring 5 bedrooms, 2 ½ baths and a 2-car garage on a 12,292 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$376
\$100,000	partial interest – scheduled monthly income	\$752
\$400,000	whole note – scheduled monthly income	\$3,009

**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.



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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663  
(949) 566-9040 (949) 566-9262 info@capitalbenefit.com  
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