

**Camarillo, CA (Ventura)**  
**Refinance Investment 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>\$1,150,000</b>
Appraised Value	<b>\$1,650,000</b>
Loan-to-Value	<b>70%</b>
Protective Equity	<b>\$500,000</b>
Investor Yield	<b>9.00%</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 January 3, 2017*

Our borrower bought this property a year ago and has spent \$250,000 in improvements. He has very good credit and operates a rehabilitation center (pain, psychological, PTSD, trauma) out of the property. Our loan will pay off the current mortgage and provide business funds.

The home is located in the upscale community of Las Posas Estates, nestled between the Spanish Hills Country Club and Sterling Hills Golf Club.

Per Appraiser: This property offers 3,203 sq. ft. of living space featuring 6 bedrooms, 7 ½ baths, pool/spa and a detached 2-car garage on 2.35 acres.



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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$771
\$500,000	partial interest – scheduled monthly income	\$3,857
\$1,150,000	whole note – scheduled monthly income	\$8,871

**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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