

Moorpark, CA (Ventura)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$150,000
Appraised Value	\$920,000
Combined Loan-to-Value	54% *
Protective Equity	\$423,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$347,000 at 7.25%

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

Comments: *Appraisal dated March 27, 2017*

Our borrower bought this property directly from the builder in 2016 for \$841,500. He has excellent credit and stable employment. The loan proceeds will be used to fund a business venture.

Per Appraiser: This property offers 3,789 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths and a 3-car garage on a 13,671 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$150,000	whole note – scheduled monthly income	\$1,392

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