

Oxnard, CA (Ventura)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



| | |
|------------------------|------------------------------|
| Property Type | Townhouse |
| Occupancy | Non-Owner |
| Purpose | Business |
| Loan Amount | \$100,000 |
| Appraised Value | \$337,000 |
| Combined Loan-to-Value | 42% * |
| Protective Equity | \$197,000 * |
| Investor Yield | 10.25% |
| Term | 2 Years (40 due in 2) |

* 1st mortgage \$40,000 at 9.500%

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

Comments: *Appraisal dated May 6, 2017*

Our borrowers bought this property in 1985. She has excellent credit and will use the loan proceeds to upgrade subject and another rental property.

The previous tenant paid \$1,200/month. The unit is located in Oxnard Dunes, just 4 homes from the beach.

Per Appraiser: This property offers 912 sq. ft. of living space featuring 1 bedrooms, 1 ½ baths and a 1-car garage. The HOA fee is \$337/month.

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

Examples of investor returns —

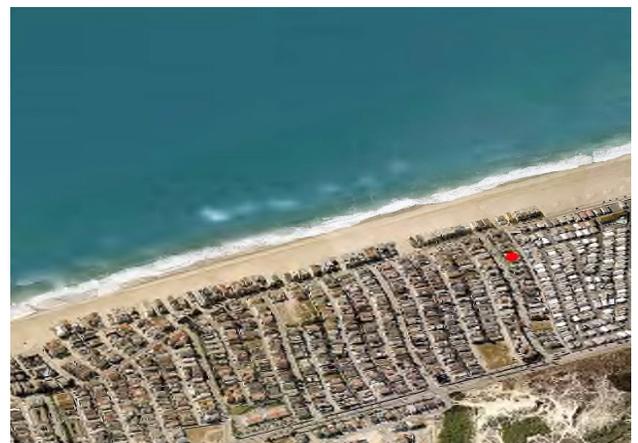
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|-----------|---|-------|
| \$50,000 | partial interest – scheduled monthly income | \$434 |
| \$100,000 | whole note – scheduled monthly income | \$869 |

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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