

Glendale, CA (Los Angeles County)

## Purchase of 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>\$1,150,000</b>
Appraised Value	<b>\$1,725,000</b>
Loan-to-Value	<b>70%</b> *
Protective Equity	<b>\$500,000</b> *
Investor Yield	<b>9.50%</b>
Term	<b>3 Years</b> (40 due in 3)

\* based on Purchase Price of \$1,650,000

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

### Comments: *Appraisal dated September 19, 2017*

Our borrower is buying this property through a standard sale transaction for \$75,000 less than the appraised value.

The current owner bought the home in 2013 for \$1,450,000.

Similar properties rent for about \$6,200/month (zillow.com)

Per Appraisal: This property offers 3,037 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths, pool/spa and a 2-car garage on a 9,681 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$810
\$250,000	partial interest – scheduled monthly income	\$2,025
\$1,150,000	whole note – scheduled monthly income	\$9,316

**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.

