

**Sherman Oaks, CA (City of 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>\$160,000</b>
Zillow Value	<b>\$700,000</b>
Loan-to-Value	<b>23%</b>
Protective Equity	<b>\$540,000</b>
Investor Yield	<b>9.00%</b>
Term	<b>2 Years (40 due in 2)</b>

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

**Comments:** *Appraisal dated (waived)*

Our borrower bought this property in 2005 for \$647,500. He has very good credit and will use our loan proceeds to fund a business venture.

The last tenant paid \$2,800/month.

Per public records: This property offers 1,494 sq. ft. of living space featuring 3 bedrooms, 2 baths, pool and a 2-car garage on a 5,780 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$160,000	whole note – scheduled monthly income	\$1,234

**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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