

**Tarzana (Los Angeles County)**  
**Refinance Rental Property**  
 2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
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**Executive Summary**



|                        |                              |
|------------------------|------------------------------|
| Property Type          | <b>Single Family</b>         |
| Occupancy              | <b>Non-Owner</b>             |
| Purpose                | <b>Business</b>              |
| Loan Amount            | <b>\$150,000</b>             |
| Appraised Value        | <b>\$1,300,000</b>           |
| Combined Loan-to-Value | <b>54%</b> *                 |
| Protective Equity      | <b>\$604,000</b> *           |
| Investor Yield         | <b>10.25%</b>                |
| Term                   | <b>2 Years</b> (40 due in 2) |

\* 1<sup>st</sup> mortgage \$546,000 at 4.25%

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

**Comments:** *Appraisal dated June 13, 2018*

Our borrower has owned this home since 1999. She has good credit and stable employment. The loan proceeds will be used for business capital.

The current tenant is paying \$5,500/month.

Per Appraiser: This property offers 3,223 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths, pool and a 2-car garage on a 17,986 sq. ft. lot.

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

Examples of investor returns —

|           |   |         |
|-----------|---|---------|
| \$50,000  | partial interest – scheduled monthly income | \$434   |
| \$100,000 | partial interest – scheduled monthly income | \$869   |
| \$150,000 | whole note – scheduled monthly income       | \$1,303 |

**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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