

Tarzana (Los Angeles County)
Refinance Rental Property
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$1,015,000
Appraised Value	\$2,850,000
Combined Loan-to-Value	53% *
Protective Equity	\$1,332,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$503,000 at 5.75%

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

Comments: *Appraisal dated August 9, 2018*

Our borrower bought this home in 2004 for \$2,200,000. He has since used it as an income property. The loan proceeds will be used to pay off the current business Loan and provide additional business capital.

The current tenant is paying \$12,000/month.

The home is located in the guard-gated community of Mulholland Park – an enclave of multimillion dollar homes.

Per Appraiser: This property offers 5,510 sq. ft. of living space featuring 7 bedrooms, 5 1/2 baths, pool/spa and a 3-car garage on a 17,500 sq. ft. lot



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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$928
\$500,000	partial interest – scheduled monthly income	\$4,641
\$1,015,000	whole note – scheduled monthly income	\$9,422

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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