

Newbury Park (City of Thousand Oaks)

Purchase of Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$450,000
Appraised Value	\$845,000
Loan-to-Value	60% *
Protective Equity	\$300,000 *
Investor Yield	9.00%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$750,000

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

Comments: *Appraisal dated October 12, 2018*

Our borrower is buying this bank-owned property for \$95,000 less than the appraised value. He has stable employment and very good credit.

The previous owner bought the home in 2002 for \$578,000.

Similar properties rent for about \$4,000/month (zillow.com)

Per Appraisal: This property offers 2,465 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 3-car garage on a 6,588 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
\$450,000	whole note – scheduled monthly income	\$3,472

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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