

Canoga Park (Los Angeles County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$430,000
Appraised Value	\$630,000
Loan-to-Value	68%
Protective Equity	\$200,000
Investor Yield	10.00%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated December 7, 2018*

Our borrower has recently bought this home from a family member. He will use the loan proceeds to pay off the current mortgage and to buy another rental property.

The current tenant pays \$3,200/month.

Per Appraiser: This property offers 2,063 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 6,299 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$430,000	whole note – scheduled monthly income	\$1,953

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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