

Simi Valley (Ventura County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$110,000
Appraised Value	\$600,000
Loan-to-Value	64% *
Protective Equity	\$214,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$276,000 at 4.375%

Comments: *Appraisal dated January 11, 2019*

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

Per Appraiser: This property offers 1,656 sq. ft. of living space featuring 4 bedrooms, 2 baths, pool/spa and a 2-car garage on a 6,930 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$110,000	whole note – scheduled monthly income	\$1,021

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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