

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



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$850,000</b>
Appraised Value	<b>\$1,500,000</b>
Loan-to-Value	<b>57%</b>
Protective Equity	<b>\$650,000</b>
Investor Yield	<b>9.25%</b>
Term	<b>2 Years</b> (40 due in 2)

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

**Comments:** *Appraisal dated November 9, 2019*

Our borrowers have owned this home since 1995.  
He must now make the balloon payment on his current mortgage.

The current tenant is paying \$6,000/month.

Per Appraiser: This property offers 3,608 sq. ft. of living space featuring 5 bedrooms, 3 ½ baths, pool/spa, 2 car-garage and a detached 667 sq. ft. guest unit on a 16,780 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$395
\$100,000	partial interest – scheduled monthly income	\$791
\$850,000	whole note – scheduled monthly income	\$6,721

**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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