

Reseda (Los Angeles County)
Purchase of Rental Property
 1st Trust Deed Investment



CapitalBenefit
 the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$348,000
Appraised Value	\$497,500
Loan-to-Value	70%
Protective Equity	\$149,500
Investor Yield	9.50%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated August 24, 2020*

Our borrower is buying this property directly from the builder for the appraised value. He has stable employment and very good credit.

Similar properties rent for about \$3,500/month (zillow.com)

Per Appraisal: This property offers 1,715 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage. The HOA fee is \$428/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$348,000	whole note – scheduled monthly income	\$2,619

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.

