

Simi Valley (Ventura County)

Refinance Residence for Business Purpose

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$700,000
Appraised Value	\$1,190,000
Loan-to-Value	59%
Protective Equity	\$490,000
Investor Yield	8.25%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated December 17, 2021*

Our borrower has owned this home since 1994.
He has good credit and stable employment.
The net loan proceeds will be used to finance business expansion.

Per Appraiser: This property offers a main house with 2,027 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 571 sq. ft. guest house with 1 bedroom, 1 bath, 2 storage sheds and a detached 2-car garage on a 26,370 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
\$700,000	whole note — scheduled monthly income	\$5,394

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.



CapitalBenefit
the greener money™

Capital Benefit, Inc. 4667 MacArthur Blvd #230 Newport Beach, CA 92660
(949) 566-9040 | (949) 617-5242 | capitalbenefit.com
CA DRE Real Estate Broker License # 01876453 NMLS ID 254002