

Santa Clarita (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	\$682,000
Appraised Value	\$975,000
Loan-to-Value	70%
Protective Equity	\$293,000
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 November 18, 2021*

Our borrower bought this home in April 2021 for \$855,000 and just completed a full remodel. He has good credit and stable employment. The net loan proceeds will be used for another real estate investment.

Similar properties rent for about \$4,600/month.

Per Appraiser: This property offers 2,198 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths, pool/spa and a 2-car garage on a 9,061 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$357
\$100,000	partial interest – scheduled monthly income	\$714
\$682,000	whole note – scheduled monthly income	\$4,870

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**](https://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