

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



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$170,000
Appraised Value	\$1,450,000
Combined Loan-to-Value	60% *
Protective Equity	\$581,000 *
Investor Yield	12.50%
Term	2 Years (40 due in 2)
	* 1 st mortgage \$699,000 at 3.625%

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

Comments: *Appraisal dated January 25, 2024*

Our borrower bought this home in 2021 for \$1,150,000. She has good credit and stable employment. The loan proceeds will be used to pay off the current business loan.

Per Appraiser: This property offers 3,468 sq. ft. of living space featuring 5 bedrooms, 4 baths, pool/spa and a 2-car garage on a 20,955 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$524
\$100,000	partial interest – scheduled monthly income	\$1,049
\$170,000	whole note – scheduled monthly income	\$1,783

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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