

Tarzana (Los Angeles County)
Refinance Investment Property
2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$550,000
Appraised Value	\$2,600,000
Combined Loan-to-Value	55% *
Protective Equity	\$1,180,000 *
Investor Yield	10.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$870,000 at 2.00%

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

Comments: *Appraisal dated July 28, 2022*

Our borrower has owned this home since 2006. He has good credit and stable employment. The loan proceeds will be used for investments.

The current tenant is paying \$12,500/month.

Per Appraiser: This property offers 3,505 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths, pool/spa and a 2-car garage on a 17,942 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$889
\$550,000	whole note – scheduled monthly income	\$4,887

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.

