

Stevenson Ranch, CA (Los Angeles)  
REO Purchase of Primary Residence  
1<sup>st</sup> Trust Deed Investment



**Capital Benefit**  
the greener money™

## Executive Summary



|                   |                       |
|-------------------|-----------------------|
| Property Type     | Single Family         |
| Occupancy         | Owner                 |
| Loan Amount       | \$266,000             |
| Appraised Value   | \$381,000             |
| Loan-to-Value     | 70%                   |
| Protective Equity | \$115,000             |
| Investor Yield    | 11.00%                |
| Term              | 7 Years (40 due in 7) |

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

**Comments:** *Appraisal dated September 17, 2012*

Our borrower is buying this home directly from the bank for the appraised value. He has substantial documented income and strong credit. He also owns multiunit rental properties in Burbank and Glendale.

The previous owner bought the home in 2004 for \$530,000.

Per Appraiser: This property offers 1,745 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,063 sq. ft. lot.

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

Examples of investor returns —

|           |                                             |         |
|-----------|---------------------------------------------|---------|
| \$50,000  | partial interest – scheduled monthly income | \$464   |
| \$100,000 | partial interest – scheduled monthly income | \$928   |
| \$266,000 | whole note – scheduled monthly income       | \$2,469 |

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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