

**Santa Clarita, CA (Los Angeles)**  
**Short Sale Purchase Rental Property**  
**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



|                                        |                       |
|----------------------------------------|-----------------------|
| Property Type                          | Single Family         |
| Occupancy                              | Non-Owner             |
| Loan Amount                            | \$190,000             |
| Appraised Value                        | \$360,000             |
| Loan-to-Value                          | 56% *                 |
| Protective Equity                      | \$150,000 *           |
| Investor Yield                         | 10.00%                |
| Term                                   | 3 Years (40 due in 3) |
| * based on Purchase Price of \$340,000 |                       |

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

**Comments:** *Appraisal dated March 30, 2013*

Our borrower is buying this rental property through an approved short sale transaction for \$20,000 less than the appraised value.

In December 2005, the current owner paid the builder for \$644,500.

Similar homes rent for about \$2,400/month (zillow.com)

Per Appraiser: This 8-year old property (PUD) offers 2,264 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 7,247 sq. ft. lot.

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

Examples of investor returns —

|           |                                             |         |
|-----------|---------------------------------------------|---------|
| \$50,000  | partial interest – scheduled monthly income | \$425   |
| \$100,000 | partial interest – scheduled monthly income | \$849   |
| \$190,000 | whole note – scheduled monthly income       | \$1,613 |

**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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