

San Francisco, CA

## Refinance of South of Market Duplex

1<sup>st</sup> Trust Deed Investment

# CapitalBenefit trustd™ investment Executive Summary



|                   |                       |
|-------------------|-----------------------|
| Property Type     | Duplex                |
| Occupancy         | Owner Occupied        |
| Loan Amount       | \$225,000             |
| Appraised Value   | \$680,000             |
| Loan-to-Value     | 33%                   |
| Protective Equity | \$455,000             |
| Investor Yield    | 10.00%                |
| Term              | 7 Years (40 due in 7) |

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

### Comments: Appraisal dated December 22, 2011

Subject property is a duplex located in the south of market (SOMA) area at Market / Gough Street, within walking distance of the financial district. One unit is currently rented for \$1,325/month and the larger unit occupied by our borrower is estimated by the appraiser to bring in \$2,000/month if rented. Our borrower also collects \$1,000/month from renting one room and is refinancing to pay off her current loan.

Per Appraiser: The property offers a total of 1,460 sq. ft. of living space. Unit #1 features 1 bedroom, 1 bath totaling 488 sq. ft. Unit #2 offers 2 bedrooms, 1 bath totaling 972 sq. ft. Property includes a 1 car garage and is located on a 2,333 sq. ft. lot.

**Options:** Available as a multi-beneficiary (partial interest portions) or whole note (own entire note).

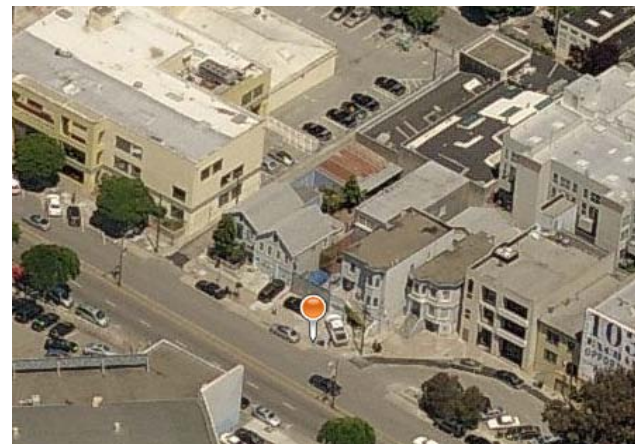
Examples of investor returns —

|           |                                             |         |
|-----------|---------------------------------------------|---------|
| \$50,000  | partial interest – scheduled monthly income | \$425   |
| \$100,000 | partial interest – scheduled monthly income | \$849   |
| \$225,000 | whole note – scheduled monthly income       | \$1,911 |

**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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