

**San Francisco (Russian Hill), CA**  
**Refinance for Business Purpose**  
1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Business Purpose</b>
Loan Amount	<b>\$3,650,000</b>
Appraised Value	<b>\$7,300,000</b>
Combined Loan-to-Value	<b>50%</b>
Protective Equity	<b>\$3,650,000</b>
Investor Yield	<b>10.50%</b>
Term	<b>2 Years (40 due in 2)</b>

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

**Comments:** *Appraisal dated September 15, 2011*

Our borrower is a San Francisco attorney who has owned her residence for 35 years. She also controls the adjacent parcel and will use the loan proceeds to start development of 2 homes and a duplex on that lot.

This home is located at the intersection of Broadway and Taylor in the Russian Hill neighborhood of San Francisco.

Per Appraiser: This property offers 3,312 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 3 car garage on a 6,872 sq. ft. lot.

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

Examples of investor returns —

\$250,000	partial interest – scheduled monthly income	\$2,221
\$500,000	partial interest – scheduled monthly income	\$4,443
\$3,650,000	whole note – scheduled monthly income	\$32,432

**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.

