

San Francisco, CA

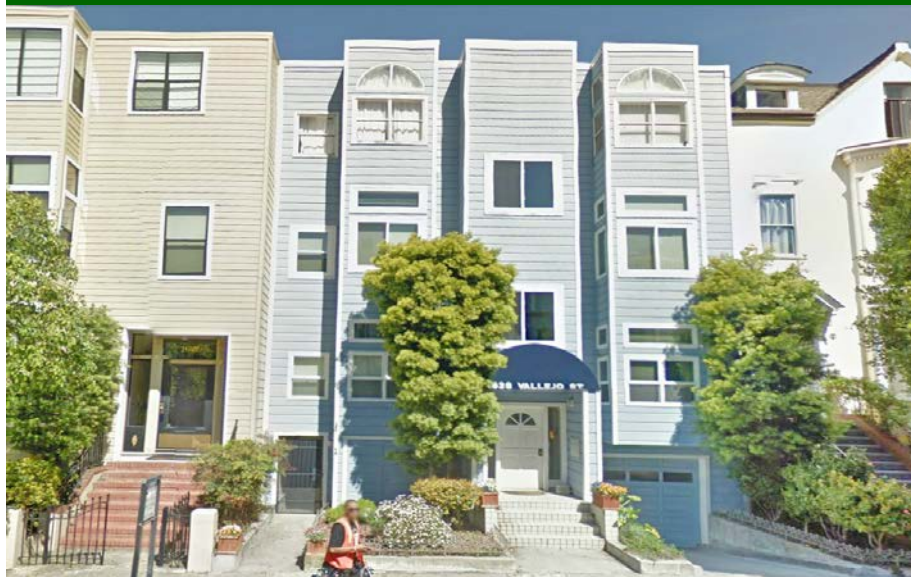
Pacific Heights No-Cash Out Refinance

1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Non-Owner
Loan Amount	\$1,225,000
Appraised Value	\$1,750,000
Loan-to-Value	70%
Protective Equity	\$525,000
Investor Yield	10.50%
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 3, 2012*

Our borrower is refinancing his investment property to make the balloon payment on his current first mortgage.

He operates his social media design company out of this top floor unit.

Per Appraiser: This property offers 1,776 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 1-car garage.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$888
\$250,000	partial interest – scheduled monthly income	\$2,221
\$1,225,000	whole note – scheduled monthly income	\$10,885

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.



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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 (949) 566-9262 info@capitalbenefit.com

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