San Francisco, CA

Refinance of Mixed Use Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Commercial**
Occupancy	**Non-Owner**
Loan Amount	**$600,000**
Appraised Value	**$4,000,000**
Loan-to-Value	**15%**
Protective Equity	**$3,400,000**
Investor Yield	**9.75%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated December 20, 2012*

Our borrower is encumbering his free and clear mixed use building to provide funds towards the purchase of an investment property in Hillsborough, California. Our borrower has strong income and good credit.

Per Appraiser: The subject consists of two parcels and two buildings that are combined to function as one property. It is a mixed use property of seven units, three ground floor retail with four flats of offices above totaling 8,572 square feet. The combined rental income is $31,500/month.

The property is located in Cow Hollow in the desirable Union Street commercial area.

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

Examples of investor returns —

$200,000	partial interest – scheduled monthly income	$1,659
$600,000	whole note – scheduled monthly income	$4,977

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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