

San Francisco, CA (Sunset District)

Purchase Investment Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$328,000
Appraised Value	\$740,000
Loan-to-Value	44%
Protective Equity	\$412,000
Investor Yield	8.50% + 1 point
Term	2 Years (40 due in 2)

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

Comments: Appraisal dated May 7, 2014

Our borrower is buying this property through a 1031 Exchange for the appraised value. She has stable employment, good credit and currently owns three rental properties.

Similar properties rent for about \$3,000/month (zillow.com)

Per Appraiser: This property offers 1,058 sq. ft. of living space featuring 2 bedrooms, 1 ½ baths and a 2-car garage on a 3,000 sq. ft. corner lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$367
\$100,000	partial interest – scheduled monthly income	\$733
\$328,000	whole note – scheduled monthly income	\$2,405

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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