

San Francisco, CA (SOMA Neighborhood)
Business Purpose Loan on 8th Floor Residence
1st Trust Deed Investment



CapitalBenefit
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Executive Summary

Property Type	Condominium
Occupancy	Business
Loan Amount	\$1,625,000
Appraised Value	\$2,374,000
Loan-to-Value	68%
Protective Equity	\$749,000
Investor Yield	10.50%
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 14, 2014

Our borrower owns the property free and clear and will use the loan proceeds to fund his youtube venture.

The unit is in Millennium Tower which offers full-service luxury residential living with security, concierge, fitness club, large pool and spa. Click here to find out more about the [Millennium Tower](#).

Per Appraiser: This unit offers 1,699 sq. ft. of living space featuring 2 bedrooms, 2 baths and a parking spot. The HOA fees are \$1,898/month.

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

Examples of investor returns —

\$100,000	partial interest — scheduled monthly income	\$889
\$500,000	partial interest — scheduled monthly income	\$4,443
\$1,625,000	whole note — scheduled monthly income	\$14,439

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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