

San Francisco, CA (Eureka Valley Neighborhood)

Purchase Rental Duplex

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Duplex
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$1,190,000
Appraised Value	\$1,700,000
Loan-to-Value	70%
Protective Equity	\$510,000
Investor Yield	10.50%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated June 19, 2014

Our borrowers are buying this property through a standard sale transaction for the appraised value. They have stable employment, good credit and a proven track record with Capital Benefit.

Per Appraiser: This property consists of
Unit A: 1,177 sq. ft., 1 bedroom, 1 bath - market rent \$2,500/month
Unit B: 1,243 sq. ft., 2 bedroom, 1 bath - market rent \$3,000/month
Lot size is 2,850 sq. ft.

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
\$1,190,000	whole note – scheduled monthly income	\$10,574

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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