

San Francisco, CA (Sunset District)

Refinance Investment Property

2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$280,000
Appraised Value	\$1,780,000
Combined Loan-to-Value	60% *
Protective Equity	\$710,000 *
Investor Yield	12.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$790,000 at 5.25% 30-year fixed

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

Comments: Appraisal dated July 12, 2014

Our borrower bought this property in 2006 directly from the bank and has since remodeled the home. He will use the loan proceeds to make the balloon payment on the second mortgage.

The property is currently rented at \$6,000/month.

Per Appraiser: This property offers 2,716 sq. ft. of living space featuring 4 bedrooms, 4 baths, ocean view deck and 1-car garage on a 1,750 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$524
\$100,000	partial interest – scheduled monthly income	\$1,049
\$280,000	whole note – scheduled monthly income	\$2,937

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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