

San Francisco, CA
Refinance Investment Property
2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$260,000
Appraised Value	\$1,270,000
Combined Loan-to-Value	66% *
Protective Equity	\$435,000 *
Investor Yield	12.00%
Term	3 Years (40 due in 3)
* 1 st mortgage \$575,000 at 3.50% through 8/2017	

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

Comments: Appraisal dated October 17, 2014

Our borrowers have owned this property for 25 years. They have excellent credit and will use the loan proceeds to remodel the unit.

The property is located 3 blocks east of the University of San Francisco campus.

Per Appraiser: This property occupies the top 2 floors of the building and offers 1,667 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 1-car garage.

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

Examples of investor returns —

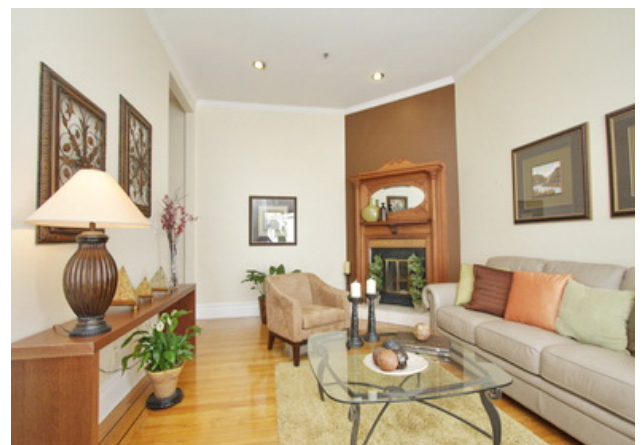
\$50,000	partial interest – scheduled monthly income	\$504
\$100,000	partial interest – scheduled monthly income	\$1,008
\$260,000	whole note – scheduled monthly income	\$2,622

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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