

San Francisco, CA (Mission District)

Refinance Mixed Use Triplex

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Triplex
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$150,000
Broker Price Opinion	\$1,000,000
Loan-to-Value	15%
Protective Equity	\$850,000
Investor Yield	11.00%
Term	3 Years (40 due in 3)

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

Comments:

Our borrowers have owned this property for 20 years. One unit serves as their residence. They will use the loan proceeds to clean up the rental unit and the commercial space. Their short term plan is to generate income from those units. The long term plan calls for a sale to a developer.

The property is located across the street from San Francisco General Hospital.

Per Broker Price Opinion: This property offers total living space of 2,554 sq. ft. The lot size is 2,500 sq. ft.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$150,000	whole note – scheduled monthly income	\$1,392

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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