San Francisco, CA **(Excelsior District)**

Refinance Residence for Business Purpose

2nd Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$163,000**
Appraised Value	**$615,000**
Combined Loan-to-Value	**59%** *
Protective Equity	**$252,000** *
Investor Yield	**11.50%**
Term	**2 Years** (40 due in 2)

* 1st mortgage $200,000 at 2.00%

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

Comments: *Appraisal dated October 5, 2015*

Our borrower bought this property in 1996. She has very good credit and will use the loan proceeds to purchase a rental property.

Per Appraiser: This property offers 1,010 sq. ft. of living space featuring 2 bedrooms and 1 bath on a 2,500 sq. ft. lot. There is a finished basement and finished attic which are not included in the square footage.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$100,000	partial interest – scheduled monthly income	$968
$163,000	whole note – scheduled monthly income	$1,578

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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