San Francisco, CA (Hunters Point neighborhood)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$335,000**
Appraised Value	**$600,000**
Loan-to-Value	**56%**
Protective Equity	**$265,000**
Investor Yield	**9.00%**
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 10, 2016*

Our borrower has owned this property since 1998.
The net loan proceeds will be used to finish the remodel.
Borrower has good credit and owns her residence free and clear.

The townhouse is located 2 miles northeast of Candlestick Park.

Similar properties rent for about $3,900/month (zillow.com)

Per Appraiser: This property offers 1,111 sq. ft. of living space featuring 2 bedrooms, 1 ½ baths and a 1-car garage. The HOA fee is $289/month.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$386
$100,000	partial interest – scheduled monthly income	$771
$335,000	whole note – scheduled monthly income	$2,584

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.