

San Francisco, CA (Pacific Heights)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Owner
Purpose	Business
Loan Amount	\$450,000
Appraised Value	\$2,045,000
Combined Loan-to-Value	66% *
Protective Equity	\$698,000 *
Investor Yield	11.25%
Term	3 Years (40 due in 3)

* 1st mortgage \$897,000 at 4.00%

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

Comments: *Appraisal dated April 1, 2017*

Our borrower has owned this home since 2012. She has excellent credit and stable employment and will use our loan proceeds to fund a business venture.

Per Appraiser: This property offers 2,165 sq. ft. of living space featuring 3 bedrooms and 3 baths. The HOA fee is \$300/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$474
\$100,000	partial interest – scheduled monthly income	\$948
\$450,000	whole note – scheduled monthly income	\$4,267

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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