

San Francisco, CA (Mission District)

Refinance Rental Property

1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$1,050,000</b>
Appraised Value	<b>\$1,900,000</b>
Loan-to-Value	<b>55%</b>
Protective Equity	<b>\$850,000</b>
Investor Yield	<b>9.75%</b>
Term	<b>2 Years (40 due in 2)</b>

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

**Comments:** *Appraisal dated April 18, 2017*

Our borrowers bought this property in 1996.  
The loan proceeds will be used to make the balloon payment  
on the current loan.

The property is currently rented for \$7,500/month.

Per Appraiser: This property offers 1,717 sq. ft. of living space featuring  
4 bedrooms, 2 baths and a detached 2-car garage on a 2,935 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$830
\$500,000	partial interest – scheduled monthly income	\$4,148
\$1,050,000	whole note – scheduled monthly income	\$8,710

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663  
(949) 566-9040 | (949) 566-9262 | [capitalbenefit.com](http://capitalbenefit.com)  
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