

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



CapitalBenefit
the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Owner
Purpose	Business
Loan Amount	\$75,000
Appraised Value	\$1,250,000
Combined Loan-to-Value	43% *
Protective Equity	\$715,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$460,000 at 11.25%

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

Comments: *Appraisal dated May 23, 2017*

Our borrower bought this property in 2010. He has good credit and stable employment. The loan proceeds will be used to purchase rental real estate.

Per Appraiser: This property offers 1,281 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage. The HOA fee is \$231/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$75,000	whole note – scheduled monthly income	\$696

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.

