

San Francisco, CA (Bernal Heights neighborhood)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$125,000
Appraised Value	\$1,300,000
Combined Loan-to-Value	37% *
Protective Equity	\$818,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$357,000 at 5.00%

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

Comments: Appraisal dated TBD

Our borrower bought this property in 2007.
He has good credit and stable employment.
The loan proceeds will be used for business expansion.

Borrower owns a large portfolio of real estate.
Current tenant is paying \$4,800/month.

Per Appraiser: This property offers 1,148 sq. ft. of living space featuring
3 bedrooms, 2 baths and a 1-car garage on a 1,750 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$125,000	whole note – scheduled monthly income	\$1,160

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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