

San Francisco, CA

Refinance Rental Unit on 40th Floor

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$360,000
Appraised Value	\$2,100,000
Combined Loan-to-Value	44% *
Protective Equity	\$1,178,000 *
Investor Yield	10.49%
Term	3 Years (40 due in 3)

* 1st mortgage \$562,000 at 4.125%

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

Comments: *Appraisal dated April 5, 2017*

Our borrower bought this property in 2012.
He has very good credit and stable employment.
The proceeds will be used for a business investment.

The unit is currently rented for \$9,000/month.

Per Appraiser: This property offers 1,761sq. ft. of living space featuring
2 bedrooms and 2 baths. The HOA fee is \$1,245/month.

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

Examples of investor returns —

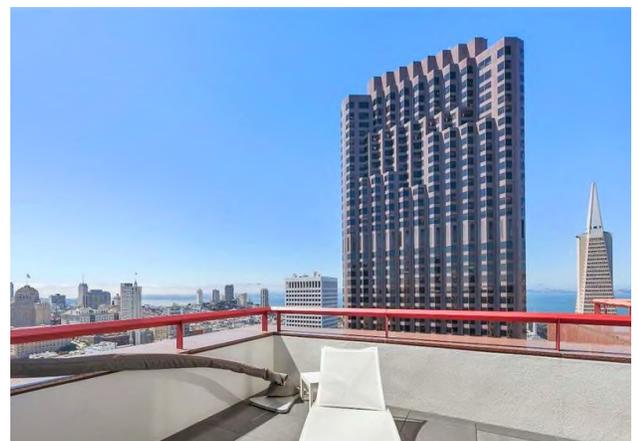
\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$888
\$360,000	whole note – scheduled monthly income	\$3,196

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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