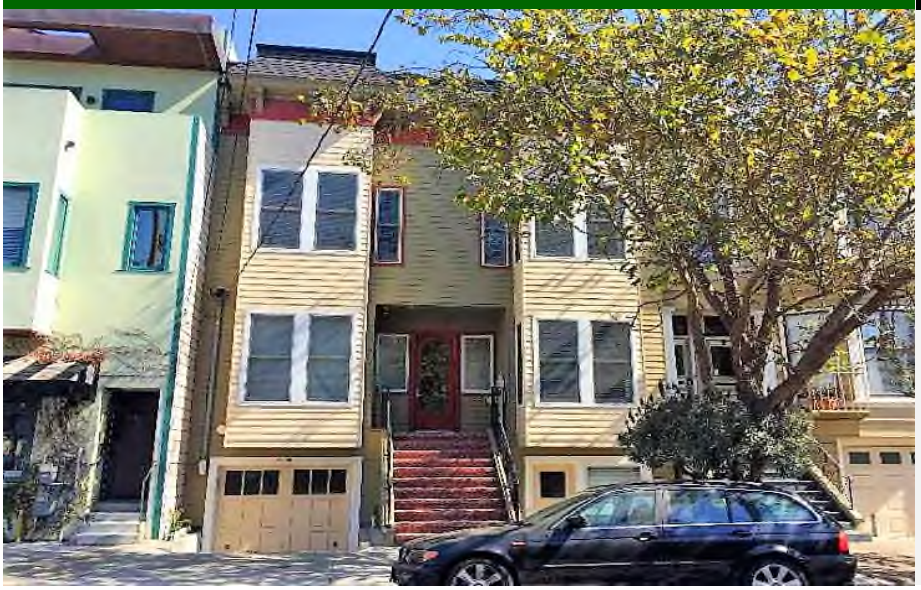
San Francisco, CA

Refinance Fourplex

1st Trust Deed Investment

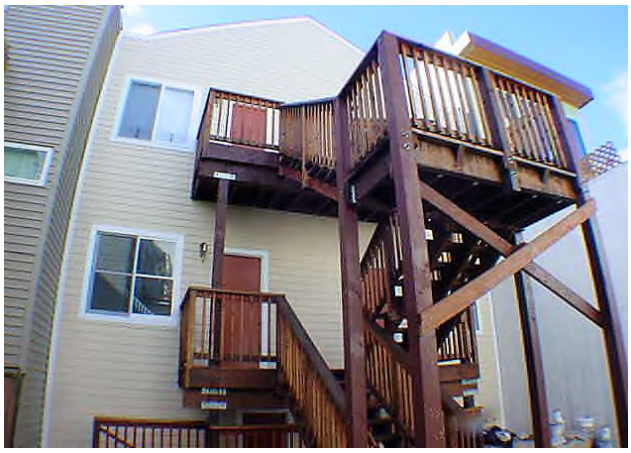
CapitalBenefit
the greener money™

Executive Summary



Property Type	**Fourplex**
Occupancy	**3 rented / 1 owner**
Purpose	**Business**
Loan Amount	**$1,175,000**
Appraised Value	**$3,000,000**
Loan-to-Value	**39%**
Protective Equity	**$1,825,000**
Investor Yield	**9.50%**
Term	**3 Years** (40 due in 3)

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



Comments: *Appraisal dated October 9, 2017*

Our borrower inherited this property in 2003. She completed a remodel in 2013 and must now make the balloon payment on her current loan.

She receives $6,700 in rents which is well below market rents of $14,000/month. One unit is occupied by the borrower, and one unit is rented to a friend. The friend and another tenant will move out by the end of the year. Securing new tenants at a higher rate will greatly improve her cashflow.

In the meantime, she will prepay the first 12 monthly payments at funding to avoid a cash crunch.

The property is located 1 block north of The Panhandle, 1 block east of the University of San Francisco campus.

Per Appraiser:
Each unit offers 900 sq. ft. of living space, 1 bedroom and 2 baths.
The building has a 4-car garage. The lot size is 2,996 sq. ft.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$810
$250,000	partial interest – scheduled monthly income	$2,025
$1,175,000	whole note – scheduled monthly income	$9,518

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

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