

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



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$110,000
Appraised Value	\$1,625,000
Combined Loan-to-Value	65% *
Protective Equity	\$573,000 *
Investor Yield	11.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$942,000 at 3.625%

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

Comments: *Appraisal dated October 30, 2017*

Our borrowers have owned this home since 1999.
 The loan proceeds will be used for a real estate investment.

Per Appraiser: This property offers 1,356 sq. ft. of living space featuring 2 bedrooms, 1 bath and a 2-car garage on a 2,000 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$484
\$110,000	whole note – scheduled monthly income	\$1,065

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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