

San Francisco, CA (Castro District)

## Purchase of Rental Property

1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



|                   |                              |
|-------------------|------------------------------|
| Property Type     | <b>Condominium</b>           |
| Occupancy         | <b>Non-Owner</b>             |
| Purpose           | <b>Business</b>              |
| Loan Amount       | <b>\$150,000</b>             |
| Purchase Price    | <b>\$350,000</b>             |
| Loan-to-Value     | <b>43%</b>                   |
| Protective Equity | <b>\$200,000</b>             |
| Investor Yield    | <b>10.00%</b>                |
| Term              | <b>3 Years (40 due in 3)</b> |

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

### Comments: *Appraisal dated December 7, 2017*

Our borrower is buying this property through a standard sale transaction.  
She has good credit and plans to upgrade the unit to maximize Income potential.

The unit is located 2 blocks due west of Golden Gate Park.

Similar properties rent for about \$3,000/month (zillow.com)

Per Appraisal: This property offers 960 sq. ft. of living space featuring 1 bedroom and 1 bath.

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

Examples of investor returns —

|           |   |         |
|-----------|---|---------|
| \$50,000  | partial interest – scheduled monthly income | \$425   |
| \$100,000 | partial interest – scheduled monthly income | \$849   |
| \$150,000 | whole note – scheduled monthly income       | \$1,274 |

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.

