

San Francisco, CA (Mission District)

Refinance Rental Property

2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$150,000</b>
Appraised Value	<b>\$820,000</b>
Combined Loan-to-Value	<b>50% *</b>
Protective Equity	<b>\$410,000 *</b>
Investor Yield	<b>11.00%</b>
Term	<b>2 Years (40 due in 2)</b>

\* 1<sup>st</sup> mortgage \$260,000 at 3.47%

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

**Comments:** *Appraisal dated December 28, 2017*

Our borrowers bought this property in 1990. They have good credit and stable employment. The loan proceeds will be use to upgrade the unit.

A long term tenant just moved out. Borrowers believe that with some updates, they can generate \$4,000/month in rental income.

Per Appraiser: This property offers 843 sq. ft. of living space featuring 2 bedrooms and 1 bath.

**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
\$150,000	whole note – scheduled monthly income	\$1,392

**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.



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