San Francisco (Crocker Amazon Neighborhood)

Refinance Residence for Business Purpose

2nd Trust Deed Investment

CapitalBenefit
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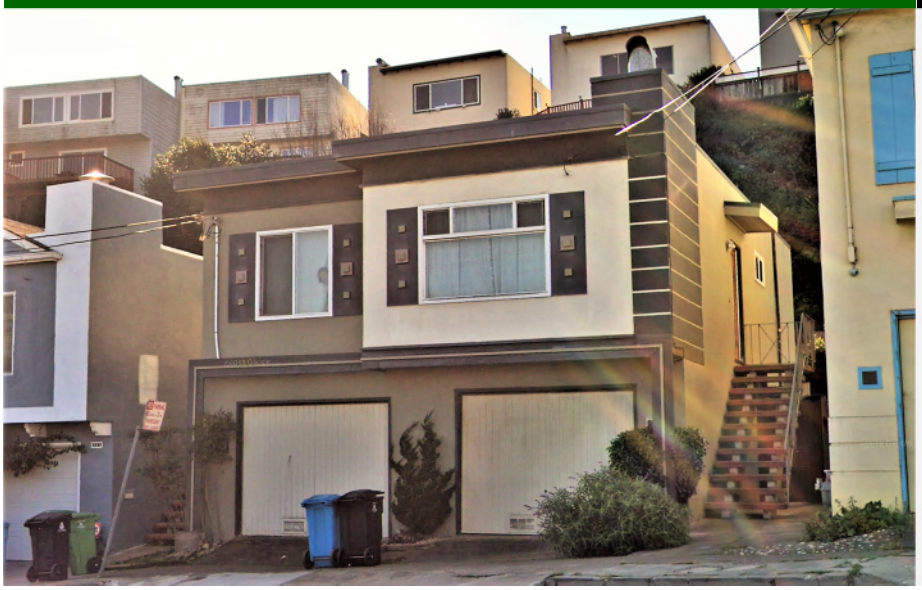
Executive Summary



Property Type	**Townhouse**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$100,000**
Appraised Value	**$1,120,000**
Combined Loan-to-Value	**59%** *
Protective Equity	**$457,000** *
Investor Yield	**10.50%**
Term	**5 Years** (40 due in 5)

* 1st mortgage $563,000 at 3.875%

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

Comments: *Appraisal dated October 19, 2018*

Our borrower has owned this home since 2006.
She has excellent credit and stable employment.
The loan proceeds will be used for business capital.

Per Appraiser: This property offers 1,460 sq. ft. of living space featuring 3 bedrooms, 1 ½ baths and a 1-car garage on a 2,922 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	whole note – scheduled monthly income	$889

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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