

South San Francisco (San Mateo County)

Refinance Investment Property

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



**CapitalBenefit**  
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$437,000
Appraised Value	\$870,000
Loan-to-Value	50%
Protective Equity	\$433,000
Investor Yield	10.00%
Term	2 Years (40 due in 2)

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

**Comments:** Appraisal dated February 28, 2019

Our borrower has owned this home since 2010.  
He has good credit and stable employment.

The loan proceeds will be used to pay off the current mortgage and provide funds to complete the remodel (bathrooms, kitchen, backyard) and business capital for his restaurant.

Per Appraiser: This property offers 994 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 1-car garage on a 4,500 sq. ft. lot.

**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
\$437,000	whole note – scheduled monthly income	\$3,711

**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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663  
(949) 566-9040 | (949) 566-9262 | [capitalbenefit.com](http://capitalbenefit.com)  
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