

**San Francisco**  
**Refinance Rental Property**  
1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Townhouse</b>
Occupancy	<b>Non Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$663,000</b>
Appraised Value	<b>\$1,020,000</b>
Loan-to-Value	<b>65%</b>
Protective Equity	<b>\$357,000</b>
Investor Yield	<b>9.00%</b>
Term	<b>3 Years</b> (40 due in 3)

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

**Comments:** *Appraisal dated February 15, 2020*

Our borrower has owned this home since 2011.  
She has good credit and stable employment.  
The loan proceeds will be used to make the balloon payment  
on the current mortgage and improvements to the subject.

The current tenant is paying \$3,800/month.

Per Appraiser: This property offers 979 sq. ft. of living space featuring  
1 bedroom, 1 bath and a 1 car garage on a 1,698 sq. ft. corner lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$663,000	whole note – scheduled monthly income	\$5,114

**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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