

San Francisco (Sea Cliff Neighborhood)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$435,000
Appraised Value	\$5,500,000
Combined Loan-to-Value	58% *
Protective Equity	\$2,288,000 *
Investor Yield	10.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$2,777,000 at 2.625%

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

Comments: *Appraisal dated August 4, 2021*

Our borrower has owed this home for 40 years.
He has excellent credit and stable employment.
The loan proceeds will be used for business capital.

Per Appraiser: This property offers 4,663 sq. ft. of living space featuring 6 bedrooms, 5 ½ baths and a 2-car garage on a 5,153 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
\$435,000	whole note – scheduled monthly income	\$3,694

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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