

San Francisco, CA (South Beach Neighborhood)
Business Purpose Loan on 10th Floor Residence
2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Business / Owner
Loan Amount	\$550,000
Appraised Value	\$1,800,000
Combined Loan-to-Value	52% *
Protective Equity	\$870,000 *
Investor Yield	11.25%
Term	2 Years (40 due in 2)

* 1st mortgage of \$380,000 at 4.00%

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

Comments: *Appraisal dated September 16, 2015*

Our borrower will use the cash proceeds to purchase another property. She has good credit, has owned her business for 15 years and has maintained a perfect payment history with Capital Benefit.

The unit is in The Brannan building which offers full-service luxury residential living with security, concierge, fitness club, large pool and spa

Per Appraiser: This unit offers 1,583 sq. ft. of living space featuring 2 bedrooms, 2 baths and a parking spot. The HOA fees are \$1,000/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$474
\$100,000	partial interest – scheduled monthly income	\$948
\$550,000	whole note – scheduled monthly income	\$5,215

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.



CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 (949) 566-9262 info@capitalbenefit.com
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002