

San Francisco
Refinance Investment Property
 3rd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$400,000
Appraised Value (subject-to)	\$3,000,000
Combined Loan-to-Value	30% *
Protective Equity	\$2,168,000 *
Investor Yield	9.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$332,000 at 3.35%
 2nd HELOC \$100,000 max. at 3.05%

Comments: *Appraisal dated March 3, 2022*

Our borrowers have owned this property since 1993. They have excellent credit. The loan proceeds will be used to finish the renovation and another real estate investment.

Per Appraiser: This property offers 2,949 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 1-car garage on a 2,375 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$400,000	whole note – scheduled monthly income	\$3,240

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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