

San Francisco
Refinance Residence for Business Purpose
 2nd Trust Deed Investment



CapitalBenefit
 the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Owner
Purpose	Business
Loan Amount	\$185,000
Appraised Value	\$1,550,000
Combined Loan-to-Value	70% *
Protective Equity	\$468,000 *
Investor Yield	10.25%
Term	3 Years (40 due in 3)

* 1st mortgage \$897,000 at 3.00%

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

Comments: *Appraisal dated April 5, 2022*

Our borrower has owned this property since 2005.
 Borrower has very good credit and is a licensed Real Estate Broker.
 The net loan proceeds will be used for real estate investment.

Per Appraiser: This property offers 1,387 sq. ft. of living space featuring 3 bedrooms and 2 baths. The HOA fee is \$478/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$434
\$100,000	partial interest – scheduled monthly income	\$869
\$185,000	whole note – scheduled monthly income	\$1,607

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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