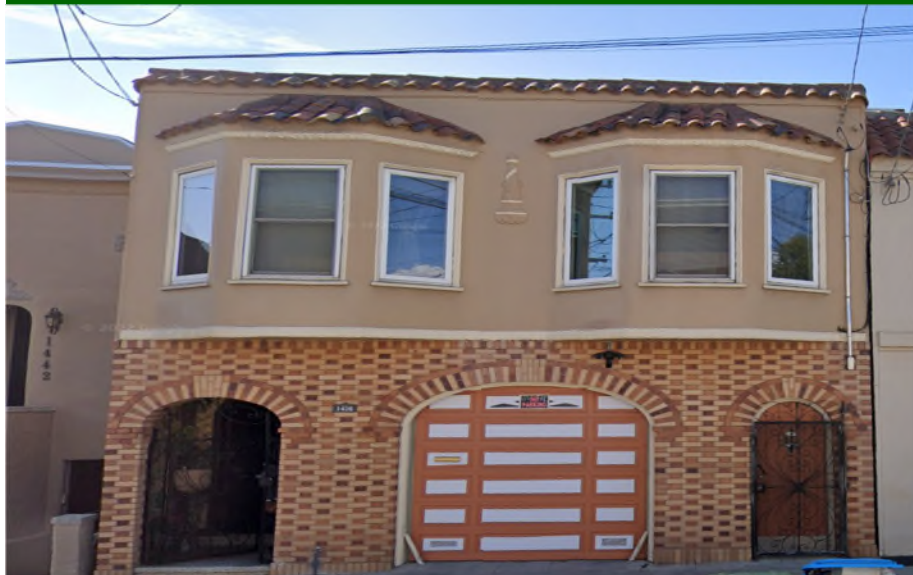


San Francisco
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$780,000
Appraised Value	\$1,475,000
Loan-to-Value	53%
Protective Equity	\$695,000
Investor Yield	8.75%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated October 15, 2022*

Our borrower owns this property free and clear. She has perfect credit and will use the loan proceeds to purchase another rental property.

The current tenant is paying \$6,500/month.

Per Appraiser: This property offers 1,398 sq. ft. of living space featuring 2 bedrooms, 1 bath and a 2-car garage on a 2,500 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$376
\$100,000	partial interest – scheduled monthly income	\$752
\$780,000	whole note – scheduled monthly income	\$5,867

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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