

San Francisco
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	\$200,000
Appraised Value	\$1,615,000
Combined Loan-to-Value	54% *
Protective Equity	\$747,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$668,000 at 3.25%

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

Comments: *Appraisal dated January 24, 2023*

Our borrower has owned this home for 22 years. He has perfect credit and stable employment. The loan proceeds will be used for business capital.

Per Appraiser: This property offers 1,432 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 1-car garage on a 1,624 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$200,000	whole note – scheduled monthly income	\$1,857

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. 4667 MacArthur Blvd #230 Newport Beach, CA 92660
(949) 566-9040 | (949) 617-5242 | capitalbenefit.com
CA DRE Real Estate Broker License # 01876453 NMLS ID 254002