

# PRIVATE LENDING OPPORTUNITY

1.66 Acres Bus 290 N, Hempstead, TX 77445

Below you will find a breakdown of the initial details regarding the Private Lending Opportunity for 1.66 Acres Bus 290 N, Hempstead, TX 77445. If you would like to move forward with this note purchase, please let us know and you will receive instructions with next steps.

## EXIT STRATEGY:

**Fix & Flip (buying land to develop and then sell to a builder)**

## LOAN TERMS TO BORROWER:

- Total Loan amount – \$225,000
- Rehab Budget – \$0 as Client is paying for development costs outside of this loan
- ARV - \$350,000+ = <70% LTV
- Client is bringing \$40,000+ to closing and is Cross Collateralizing another commercial lot
- Both properties have frontage road access one to US Bus 290 & the other to FM 1488
- 12-Month Loan Term
- 9.99% Interest Only Loan

## LOAN TERMS TO PRIVATE LENDER (YOU):

- As always, your investment is a 1st Lien mortgage loan secured by Real Estate
- **If you purchase \$150,000+ of this Note you will earn 8.00%**
  1. E.g. \$225,000 @ 8.00% pays approximately \$1,500 per month, paid by the 15th of each month
- **If you purchase \$100,000 - \$150,000 of this Note you will earn 7.50%**
  2. E.g. \$125,000 @ 7.50% pays approximately \$781 per month, paid by the 15th of each month
- **If you purchase \$50,000 - \$100,00 of this Note you will earn 7.00%**
  3. E.g. \$75,000 @ 7.00% pays approximately \$438 per month, paid by the 15th of each month
- We (Texas Notes, LLC) pay all County recording & document preparation fees for the Note Transfer
- We (Texas Notes, LLC) pay all servicing fees & facilitate all payments between borrower and you
- We (Texas Notes, LLC) also provide our Company Guarantee, meaning should the loan default, we are responsible for repaying you, not only the borrower

## ABOUT THE CLIENT (AKA BORROWER):

- Active developer with experience
- Closing in the name of their Entity & signing a personal guarantee
- Credit Score – 691
- Income – registered Nurse with annual W-2 income of \$80,000+

## ABOUT THE PROPERTY:

- Address – 1.66 Acres Bus 290 N, Hempstead, TX 77445
- Purchase Price – \$265,000
- Rehab – \$0 as Client is paying for development costs outside of this loan
- ARV - \$350,000+
- Comps provided upon request

Got Questions? Get Answers. Via a:

[hello@texasnotes.com](mailto:hello@texasnotes.com)



scheduled visit



video appointment



telephone call



the metaverse



LOAN LENDER