

# PRIVATE LENDING OPPORTUNITY

1240 Sierra Blanca Drive, Burleson, TX 76028

Below you will find a breakdown of the initial details regarding the Private Lending Opportunity for 1240 Sierra Blanca Drive, Burleson, TX 76028. 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

## LOAN TERMS TO BORROWER:

- Total Loan Amount - \$200,000
- Rehab - \$50,000
- ARV - \$310,000+ = <70% LTV
- Client is bringing close to \$20,000 as their skin-in-the-game
- 6-Month Loan Term
- 10.99% 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. \$200,000 @ 8.00% pays approximately \$1,333 per month, paid by the 15th of each month
- **If you purchase \$100,000 - \$150,000 of this Note you will earn 7.00%**
  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 Real Estate Investors & repeat Client of ours
- Closing in the name of their Entity & signing Personal guarantees
- Credit Scores – 740 & 743
- Income – each of the partners maintains a W2 salaried job of \$250,000+
- Liquid Assets – \$240,000+ in Checking, Savings, & Retirement Accounts

## ABOUT THE PROPERTY:

- Address - 1240 Sierra Blanca Drive, Fort Worth, TX 76028
- Purchase Price - \$157,000
- ARV - \$310,000+
- Rehab - \$50,000
- 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



the lender