

PRIVATE LENDING OPPORTUNITY

16621 Old Houston Rd, Conroe, TX 77302

Below you will find a breakdown of the initial details regarding the Private Lending Opportunity for 16621 Old Houston Rd, Conroe, TX 77302. 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:

Cash Out & Sell

LOAN TERMS TO BORROWER:

- Total Loan amount – \$320,000
- Rehab – \$0
- ARV - \$1,200,000+ = 27% LTV
- Client is cashing out equity to prepare property for sale
- 12-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., \$320,000 @ 8.00% pays approximately \$2,133 per month, paid by the 15th of each month
- **If you purchase \$100,000 - \$150,000 of this Note you will earn 7.50%**
 - E.g., \$125,000 @ 7.50% pays approximately \$781 per month, paid by the 15th of each month
- **If you purchase \$50,000 - \$100,000 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):

- KB Homes or another “big” Developer lined up to purchase the property for \$1.5M+
- Even if the property sells for half, we are more than secure
- Credit – 550+
- Income – Retired
- Assets – \$300,000+ in Checking and Savings after closing

ABOUT THE PROPERTY:

- Address – 16621 Old Houston Rd, Conroe, TX 77302
- Purchase Price - \$0, he currently owns it free and clear
- 45 Acres of Land
- Land Value – \$1,200,000
- Comps provided upon request

Got Questions? Get Answers. Via a:

hello@texasnotes.com



scheduled visit



video appointment



telephone call



the metaverse



the lender