

PRIVATE LENDING OPPORTUNITY

2426 Loyanne Dr, Spring, TX 77373

Below you will find a breakdown of the initial details regarding the Private Lending Opportunity for 2426 Loyanne Dr, Spring, TX 77373. 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 – \$150,000
- Rehab – \$70,000
- ARV – \$220,000 = 70% LTV
- Client is bringing very little to closing for 2 reasons
 - 1) he has closed over 20 loans with us
 - 2) loan is less than 70% LTV
- 6-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 \$155,000 of this Note you will earn 8.00%**
 1. E.g., \$150,000 @ 8.00% pays approximately \$1,000 per month, paid by the 15th of each month
- **If you purchase \$100,000 - \$155,000 of this Note you will earn 7.50%**
 2. E.g., \$125,000 @ 7.50% pays approximately \$833 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):

- Active Realtor, seasoned Real Estate Investor & repeat Client who has closed 20+ loans with us
- Cross collateralizing with other loans to further secure our position (ask us how)
- Closing in name of their Entity & Signing a Personal Guarantee
- Credit Score – 740+
- Income – self-employed annual income of \$300,000+
- Liquid Assets – \$250,000+ in Checking and Savings Accounts

ABOUT THE PROPERTY:

- Address – 2426 Loyanne Dr, Spring, TX 77373
- Purchase Price – \$80,000
- Rehab – \$70,000
- ARV – \$220,000
- Comps provided upon request

Got Questions? Get Answers. Via a:

hello@texasnotes.com



scheduled visit



video appointment



telephone call



the metaverse



the lender