

PRIVATE LENDING OPPORTUNITY

3328 Charleston St. Houston TX 77021

Below you will find a breakdown of the initial details regarding the Private Lending Opportunity for 3328 Charleston St. Houston TX 77021. 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:

Buy & Hold

LOAN TERMS TO BORROWER:

- Total Loan amount – \$480,000
- Rehab Budget – \$150,000
- ARV - \$660,000+ = 73% LTV
- Client is bringing \$100,000+ to closing as their skin-in-the-game
- 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., \$480,000 @ 8.00% pays approximately \$3,200 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 \$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 Real Estate Investor & repeat Client of ours
- Closing in name of their Entity & Signing a Personal Guarantee
- Credit Score – 690+
- Income – \$200,000 annual W-2 Salary
- Liquid Assets – \$140,000+ in Checking and Savings Accounts

ABOUT THE PROPERTY:

- Address – 3328 Charleston St., Houston TX 77021
- Purchase Price – \$418,500
- Rehab – \$150,000
- ARV – \$660,000+
- Comps provided upon request

Got Questions? Get Answers. Via a:

hello@texasnotes.com



scheduled visit



video appointment



telephone call



the metaverse



LOAN LENDER