



3 Bedrooms

2 Bathroom

\$744 Loan payment

Sqft Living Area

1173

**Note Terms:**

**Note Purchase Price \$89,000**

**Fully amortized at 8% for 20 years**

**No Balloon Payment**

**Annual Payments \$8,933**

New home owner and his son moving into this brand new 2019 build! Close to parks, restaurants, and schools, this area is quiet and the perfect place for a homeowner who travels a lot to settle.



*All real estate investing involves risk or part or all of the capital invested. Past performance is no guarantee of future results. The investments and services offered may not be suitable for all investors. If you have any doubts as to the merits of an investment, you should seek advice from an independent financial advisor. Investments in real estate can be subject to fluctuations in the value of the underlying properties, the effect of economic conditions on real estate values, changes in interest rates, and risks related to renting properties. Proper legal structuring is always advised when dealing with investment real estate to protect the equity in the property and the owners from potential liability.*

## Financials

**Note Purchase Price \$89,000**

### Mortgage Amortization Schedule

Date	Interest	Principal	Balance
May, 2019	\$593	\$151	\$88,849
Jun, 2019	\$592	\$152	\$88,697
Jul, 2019	\$591	\$153	\$88,544
Aug, 2019	\$590	\$154	\$88,390
Sep, 2019	\$589	\$155	\$88,234
Oct, 2019	\$588	\$156	\$88,078
Nov, 2019	\$587	\$157	\$87,921
Dec, 2019	\$586	\$158	\$87,763
<b>2019</b>	<b>\$4,718</b>	<b>\$1,237</b>	<b>\$87,763</b>
Jan, 2020	\$585	\$159	\$87,603
Feb, 2020	\$584	\$160	\$87,443
Mar, 2020	\$583	\$161	\$87,281
Apr, 2020	\$582	\$163	\$87,119
May, 2020	\$581	\$164	\$86,955
Jun, 2020	\$580	\$165	\$86,790
Jul, 2020	\$579	\$166	\$86,625

In year 1, only \$165 mo of the homeowner payment is applied to principal. The majority is interest. If the homeowner defaults after the first few years, or sells the trailer and pays off the note holder, the amortization structure ensures the maximum profit to the note holder.

\*Note buyback agreement - If buyer reaches 90 days late on mortgage - we'll buy the note back for the balance owed. Note seller will provide a 1 page term sheet outlining the offer to buy the note back from the client should a default occur on the mortgage payment. **This is not a security or a guarantee of performance or return.**

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