

Term Sheet

- 1. Purchase of one (1) residential real estate loan.**
- 2. Purchase Price \$ 45,000.**
- 3. Seller calculates price at 10% (approx.) net yield after servicing.**
- 4. Seller may re-purchase the mortgages back at unamortized yield balance at anytime.**

1341 Greenwood Dr. Garland, TX



Property Information

- 3 Bedrooms / 1 Baths
- 978 sq ft
- Built in 1952

Value

- Sold for \$
- Tax App. \$ 72,820
- Income Approach (12%) \$90,000
- BPO (10-12-12) \$49,000
- ITV (BPO) = 92%

Note Information

- 1st Lien - \$ 57,354
- 9.5% Interest
- 30 year amortization
- 5year balloon
- Remaining term 322
- Maturity Date 2-2-2015
- Loan Sale = \$ 45,000
- Payment = \$468.85
- Payment History = good

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