

Term Sheet

- 1. Purchase of one (1) residential real estate loan.**
- 2. Purchase Price \$ 37,000.**
- 3. Seller calculates price at 12% (approx) net yield after servicing.**
- 4. Seller may re-purchase the mortgages back at unamortized yield balance at anytime.**

5512 Westcrest Dr Fort Worth , TX



Property Information

- 3 Bedrooms / 2 Baths
- 996 sq ft
- Built in 1960

Value

- Sold for \$ 70,000
- Tax App. \$ 53,600
- Income Approach (12%) \$50,000
- BPO (10-12-12) \$56,000
- ITV (BPO) = 66%

Note Information

- 1st Lien - \$ 67,900
- 7.5% Interest
- 30 year amortization
- Remaining term 238
- Maturity Date 6-1-2035
- Loan Sale = \$ 37,000
- Payment = \$474.77
- Payment History = good

