

## **Term Sheet**

- 1. Purchase of one (1) residential real estate loan.**
- 2. Purchase Price \$48,000.**
- 3. Seller calculates price at 10.42 (approx.) net yield after servicing.**
- 4. Seller may re-purchase the mortgages back at unamortized yield balance at anytime.**

## 607 Parker Cir. Garland , TX



### Property Information

- 3 Bedrooms / 1 Baths
- 1011 sq ft
- Built in 1972

### Value

- Sold for \$ NA
- Tax App. \$ 38,500
- Income Approach (12%) \$75,000
- BPO (10-12-12) \$49,000
- ITV (BPO) = 98%

### Note Information

- 1<sup>st</sup> Lien - \$ 62,121
- 9.25 % Interest
- 30 year amortization
- 5 year balloon
- Remaining term 307
- Maturity Date 10-13-2013
- Loan Sale = \$ 48,000
- Payment = \$ 511.05
- Payment History = good

