

#150-01 to 06: \$1.0M Equity Portfolio (Property/Note/Cash)

Purpose: Seeking to invest in larger deal (\$0.5 - \$3M)

HAVE

Packg.	HAVE	Value	Debt	Equity	Equity %
150-04	SFH, Summerville, SC	\$360,000	\$53,000	\$307,000	85%
150-03	SFH, Summerville, SC	\$315,000	\$81,000	\$234,000	74%
150-01	Cash \$200k	\$200,000	\$0	\$200,000	100%
150-02	Cash \$180k IRA	\$120,000	\$0	\$120,000	100%
150-05	Paper @12% interest	\$160,000	\$0	\$160,000	100%
150-06	Paper @8% interest	\$200,000	\$0	\$200,000	

Benefits

- Can provide properties F&C
- Fast cash path (DOM ~ 30 days)
- Willing to buy properties back in future (Sale Leaseback)
- Can create note or can get mortgage against SFHs to convert to cash

Motivation

- Seeing to invest in larger deal up to \$3M

WANT

- Target property: **\$0.5M to \$3M**
- Geographic parameters: **Southeast**
- Type: Flexible (e.g. MHP, office, apartments, warehouse, etc.)
- Target return: **20% ROI**
- Open to JV partnership
- Bankable to **\$1.5M - \$2M** w/o partner
- Bankable > **\$2M** w/ partner

#156-04: 306 Seneca River Dr., Summerville, SC 29485

#156-03: 204 Savannah River Dr., Summerville, SC 29485



Property	Value	Liabilities	Equity	Equity %	Lease End	Terms	Income	P&I	Expenses	Cap Rate	Mortg end
306 Seneca	\$340,000	\$53,000	\$287,000	84%	06/30/23	3.625%, 15 yr	\$23,040	\$11,767	\$5,770	5.1%	05/30/31
204 Savannah	\$315,000	\$81,000	\$234,000	74%	06/30/24	4.25%, 30yr	\$21,540	\$6,086	\$4,316	5.5%	03/31/43
Total	\$655,000	\$134,000	\$521,000	80%							

#156-05: Paper 12% interest with call option #156-02: Cash \$200k / #156-02: Cash \$120k Ed IRA

#156-05: Paper 12% with call option on 04/25/2025

Value	\$160,000
Closing	4/28/2022
Call option by	4/25/2025
Notice period:	4 months
Ballon payment	4/28/2027
Interest rate:	12%
Monthly payment:	\$1,600
Terms:	interest only
Late fee (5 days late)	\$100
Value/Loan	> 2
Location	larger Greenville/Spartanburg, SC area in different cities
Collateral:	5 lots with 3 mobile homes

#156-02: Cash \$200k / #187-07: Cash \$120k Ed IRA

- Target return: 20% ROI



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