

Promissory Note Details

TITLE: \$150k Tax Write-Off Opportunity

CONTROL: Owner

TYPE: To be created



PRICE: \$150,000

MONTHLY PAYMENT: \$1

FACE VALUE: \$150,000

ANNUAL PAYMENT: \$12

BALANCE
OWEING: \$150,000

INTEREST RATE: 1%

ORIGINATION DATE: Dec 2, 2025

MATURITY DATE: Jan 6, 2027

HAVE: A 3/1 Single Family Home newly rehabbed rental. Will rent out at \$1,500+. I would like to hold this property long-term and give a tax write-off/ 1031/ discount sale lease buyback opportunity to someone seeking tax benefits. Upcoming area.

CAN ADD: ~\$30k IRA on something else you own. Option on a mobile home that a park will buy from me for about \$40k.

REMARKS: As-is Photos (Prior to rehab): www.t.ly/xlH-w I've flipped ~8 homes & mobile homes, been a lender, rental operator (short- and long-term) for over 6 years. Have done over 50 transactions.

COLLATERAL VALUE: \$190,000

COLLATERAL ANNUAL
EXPENSES: \$10,000

COLLATERAL NOI: \$18,000

TYPE OF COLLATERAL: Home

INSTRUMENT OF
SECURITY: Mortgage

LOCATION OF
COLLATERAL: Hazel Park ,
Michigan

PERSONAL GUARANTEE: Yes

RECORDED LIEN
POSITION: 1st

SENIOR DEBT AMOUNT: \$0

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