

Promissory Note Details

TITLE: \$1,555,000 SELLER CARRY FIRST NOTE

CONTROL: Owner TYPE: Existing

PRICE: \$1,555,000 MONTHLY PAYMENT: \$7,775

FACE VALUE: \$1,555,000 ANNUAL PAYMENT: \$93,300

BALANCE OWING: \$1,555,000

INTEREST RATE: 6% ORIGINATION DATE: Jul 20, 2022

MATURITY DATE: Jul 20, 2030

HAVE: I am a Buyer with this note, or will sell the note for a small discount. I want to buy what you have with this Note. I would borrow against the note. I currently owe 1.1M on the note.

CAN ADD: Lots of land, sale/leaseback/buyback deals, duplexes in Colorado Springs, all of my personal inventory.

REMARKS: Secured by 3 Duplexes and 8 lots in Manitou Springs, CO. Collateral value \$2,780,000

COLLATERAL VALUE: \$2,780,000

COLLATERAL ANNUAL EXPENSES: \$25,525

COLLATERAL NOI: \$166,800

TYPE OF COLLATERAL: Other INSTRUMENT OF SECURITY: Deed of Trust

LOCATION OF COLLATERAL: Manitou Springs, Colorado PERSONAL GUARANTEE: Yes

RECORDED LIEN POSITION: 1st

SENIOR DEBT AMOUNT: \$0

COUNSELOR: Blake Allen
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