

## Promissory Note Details

TITLE:	FIRST NOTE ON MURPHYSBORO IL MHP		
CONTROL:	Owner	TYPE:	To be created
PRICE:	\$235,000	MONTHLY PAYMENT:	\$1,567
FACE VALUE:	\$235,000	ANNUAL PAYMENT:	\$18,804
BALANCE OWING:	\$235,000		
INTEREST RATE:	8%	ORIGINATION DATE:	Oct 16, 2023
		MATURITY DATE:	Oct 15, 2028
HAVE:	First Note secured by Mobile Home Park in Southern Illinois. \$290,000 purchase price.		
CAN ADD:	5 houses in Southern Illinois, value \$400k. Leasehold on 56,000 sq ft mixed use, WETV.		
REMARKS:	We would like to sell our park and we have a Buyer, but we have \$195k debt that must be paid off. Looking for crankable income property to place the debt, or enough cash in the deal to pay off most of the debt.		
COLLATERAL VALUE:	\$290,000		
COLLATERAL ANNUAL EXPENSES:	\$10,000		
COLLATERAL NOI:	\$35,000		
TYPE OF COLLATERAL:	Land	INSTRUMENT OF SECURITY:	Mortgage
LOCATION OF COLLATERAL:	Murphysboro , Illinois	PERSONAL GUARANTEE:	Yes
RECORDED LIEN POSITION:	1st		
SENIOR DEBT AMOUNT:	\$0		
COUNSELOR:	Blake Allen 108 Canon Ave Manitou Springs, Colorado, 80829	Phone: 719-685-0707 Cell: 719-684-4123 Email: blakeallenrealty@gmail.com	