

Promissory Note Details

TITLE: 121679 Second TD LOW CLTV

CONTROL: Owner TYPE: Existing

PRICE: \$121,679 MONTHLY PAYMENT: \$5,833

FACE VALUE: \$121,679 ANNUAL PAYMENT: \$69,996

BALANCE OWING: \$121,679

INTEREST RATE: 12% ORIGINATION DATE: Dec 19, 2024

MATURITY DATE: Aug 1, 2027

HAVE: well secured 2nd TD on commercial marijuana cultivation farm with all licenses and permits and 5 yr operating history

CAN ADD: cash , JT Motel, TWO NNN leased props, \$275,000 other paper, large fixer Riverside Ca, all in book

REMARKS: property appraised \$350,000 9/2023. current owner exercised option to purch. had been paying \$12.5/mo NNN

COLLATERAL VALUE: \$350,000

COLLATERAL ANNUAL EXPENSES: \$50,000

COLLATERAL NOI: \$300,000

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

LOCATION OF COLLATERAL: carlotta , California PERSONAL GUARANTEE: No

RECORDED LIEN POSITION: 2nd

SENIOR DEBT AMOUNT: \$50,000

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