

# Promissory Note Details

TITLE: \$1.5M 8% NOTE BACKED BY 7 UNITS AND LIQUOR STORE

CONTROL: Owner

TYPE: To be created



PRICE: \$1,500,000

MONTHLY PAYMENT: \$10,000

FACE VALUE: \$1,500,000

ANNUAL PAYMENT: \$120,000

BALANCE  
OWEING: \$1,500,000

INTEREST RATE: 8%

ORIGINATION DATE: Aug 1, 2025

MATURITY DATE: Jul 31, 2030

HAVE: \$1.5M 8% note backed by \$2.2M of property in Manitou Springs. A 7-Plex and a Liquor Store.

CAN ADD: \$3M of residential lots in Manitou Springs.

COLLATERAL VALUE: \$2,200,000

COLLATERAL ANNUAL  
EXPENSES: \$24,058

COLLATERAL NOI: \$107,000

TYPE OF COLLATERAL: Building

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  
108 Canon Ave  
Manitou Springs, Colorado, 80829

Phone: 719-685-0707  
Cell: 719-684-4123  
Email: blakeallenrealty@gmail.com