

Dear Note Holder:

We are currently purchasing 5 - 7 of these types of notes every month from our own efforts and resources. We have the ability to buy an additional 7-10 of these on a monthly basis.

Our Minimum Investment Criteria:

- Individual, 1st Position, Seller Financed Loans
or Bank Originated Loans secured by Real Estate
- Performing with 600+ Credit
- 5%+ Down Payment
- 5%+ Equity
- 3 months+ Seasoning
- BPO values close to Original Property Sales Price
- Minimum UPB \$25,000
- Maximum UPB \$500,000

NOTE: We will occasionally purchase or lend against portfolios of notes which will generally have slightly more relaxed underwriting criteria.

Client Purchase Options:

- ✓ **Full Purchase:** This is the simplest way to buy a note. We will pay a lump sum of cash in return for all remaining payments. The advantage to the note holder is that they will receive the most cash possible today, however, they must accept a considerable discount
- ✓ **Note Rental/ Straight Partial Purchase:** This strategy is the most common way that we buy notes. It minimizes the note holder's discount while still providing the necessary capital to meet their cash needs. This is how it works: We will provide an upfront cash payment to the note holder in return for a certain number of payments. After we have received those payments, then the note will revert back to the note holder with a considerable balance remaining, since most amortization schedules provide little principal repayment in the first half of the loan, the note holder doesn't have to submit to a large principal discount.
- ✓ **Multi-Stage Buyout:** We will provide a Full Purchase up to 92% of the unpaid balance in 2 payments spread over a period of time. Usually the secondary payment is contingent upon receiving on-time payments for 6-12 months, usually not to exceed 24 months.

- ✓ **Split-Payment Partial Purchase:** We will provide a lump sum cash payment for a portion of every month's payment, while the note holder retain's the remaining portion every month. Example: A note has 200 payments remaining of \$1000/mo. We buy \$600 per month of every payment for CASH today, and the note holder continues receiving \$400 per month for 200 months.
- ✓ **There are a few other ways** of structuring transactions, however, these are the most commonly employed by our firm. In fact, over 70% of our transactions are done this way.

Listed below is an IDEAL Note to utilize a "Note Rental"

(Of course, all deals are approved on a case-by-case basis)

- **Total Balance:** \$80,000 - \$350,000
- **Geographic Area:** Good, B, B+, or A neighborhood in the continental 48 states
- **1st Position** Deeds of Trust, Mortgages, Recorded Land Contracts, & Recorded Contract-for-Deeds
- **Interest Rate:** 8% or more
- **Down Payment:** 20% or more
- **Seasoning:** 12 months or more
- **Payments Remaining:** 60 - 360 months
- **Credit Profiles Average:** 680 FICO or higher
- **No Balloon Payment OR Long Term Balloon**
- **No Judgments, No Tax Liens, etc.**
- **Performing** (loan never defaulted or problems)

Feel free to call our office to discuss further. We will provide multiple purchase offers if so desired. If you decide to move forward, we can conduct the entire transaction at a local Title or Escrow Service of your choice, which will protect your interest and ours. The Title Company/ Escrow will then issue you a Cashier's Check or Bank Wire Transfer from their trust account.

Let me know if you have any questions. We look forward to working with you.

Kind Regards,



Nicholas di Caro

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