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| --- | --- |
| Current Date: 2/1/2016  Loan Type: PL  Property Address: 33-35 Rainier St, Rochester, NY  Current Value: 35000  AVM/BPO Date: 5/21/15  **Note Information**  Document type:Mortgage  Who Originated the Note: JP Morgan Chase  Sales Date:10/28/04  Maturity Date: Nov 1, 2034  Sales Price: 45000  Down payment:6750  Original Loan Balance: 38250  Terms in Months:360  Interest Rate:9  Monthly P&I Amount: 300.72  Monthly T&I Amount: **$0**  Total Monthly Payment: 300.72  Current Unpaid Balance: 32689.71  Date of first payment:11/1/04  Amount Last Paid: Don’t have payment records  Date of next payment:2/1/16  # of payments made:131  # of payments left:220  Balloon Payment: -  Balloon Date**:** -    LTV: BPO/UPB- 93.4% original- 86%  Credit Score:No info  Asking Price: 26150  Asking Price%: 85%  ITV: 75%  Yield to Investor: 12.5%  Total Cash Payment: 300.72 | **Property Description**  Property Type:2-Unit top/bottom  Occupancy: Yes  Bath: 2  SQ FT: 2306  Acreage: .14  Average Rent: 600 x 2  **Taxes**  Current Status: Looks like 1 year unpaid+1  Next Due: 2/1/16  Amount of Taxes Due: 638.62  Escrow Amount: -  Other Comments: 2015 delinquent taxes sold tax lien  **Liens**  Current Status:Click here to enter text.  Type of Lien:  Amount of Lien’s:  Other Comments: Owner- Margaret Durand lives in Brooklyn, appears to now be a rent house. |

**Payment History – Performing Notes Only**

Status: Click here to enter text. PL/RPL

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|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| 2013 | Click | Click | Click | Click | Click | Click | Click | Click | Click | Click | Click | Click |
| 2014 | Click | Click | Click | Click | Click | Click | Click | Click | Click | Click | Click | Click |
| 2015 | Click | Click | Click | Click | Click | Click | Click | Click | Click | Click | Click | Click |

**Exit Strategies**

Sell Partial w/ fee, hold back end

**Other Comments**

Looks like a strong performing note, first note investment

**Pictures**







1. When did you join NoteSchool mentorship program?

2. Did you attend any 3-day classes; take online courses, or mentoring calls?

3. How did you find the deal (hedge fund tape, internet, etc.)?

4. What due diligence did you do?

5. What negotiations were involved?

6. What paperwork did you end up doing?

7. Did you hire an attorney or servicing company?

8. What was your exit strategy?

9. What challenges/problems did you face with this note and how did you overcome them?

10. How did NoteSchool help you with this note?

11. How many notes have you purchased in 2015 **\_\_\_\_\_** and how many notes did you purchase previous to 2015? **\_\_\_\_\_\_** How many do you think you will purchase in 2015?

12. Why would you recommend NoteSchool to other people?