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| Current Date: 3/2/2016  Loan Type: npl  Property Address: 3804 Parish Ave, East Chicago, IN  Current Value: 40,000  AVM/BPO Date: 45,000 06/02/2015  **Note Information**  Document type:Land Contract  Who Originated the Note: Barbara Hawkins/Us REO fund V LLC  Sales Date:May, 2012  Maturity Date: May, 2027  Sales Price: $33,420  Down payment:$850  Original Loan Balance: $32,570  Terms in Months:180  Interest Rate:10%  Monthly P&I Amount: $350  Monthly T&I Amount: **$478.04**  Total Monthly Payment: $350  Current Unpaid Balance: $31,471,66  Date of first payment:Click here to enter text.  Amount Last Paid: Click here to enter text.  Date of next payment:Click here to enter text.  # of payments made:Click here to enter  # of payments left:Click here to enter.  Balloon Payment: n/a  Balloon Date**:** n/a    **Update:**  **Eviction writ received. Officer posted notice at property of pending eviction. Owner lives in 1 unit – we are evicting her. Her grandkids Mother lives in 1 unit. Owner’s son is in and out of picture. Building in questionable condition. Current tenant we are not evicting wants to stay. Says she can and is paying $700/month to owner we are evicting. We are getting lied to by multiple parties which is no big deal however, we are attempting to prepare for engaging the best exit strategy. We are soliciting your opinion on how to handle the eviction of current owner while keeping existing tenant in place if existing tenant can qualify for a rental with a new rental agreement. Simultaneously, we would like to market the property for sale. This is our first deal and we would like to move the property and build our capital. If selling does not pan out, we would consider renting etc. Our fear is that the building would need more work than we have $ for repairs.**  **Drama note: The officer who posted the eviction notice crossed his story with me on the phone a few times. A retired police officer in the area wrote an email directly to me pleading the owner’s case. The current tenant is owners’ Grandkids Mama. 3 residential units, 1 store front unit total. 1 occupied by tenant, 1 occupied by owner, 1 vacant and storefront unit used as “storage” space for 2 occupants.**  **I will be on the call and will have voice communication available.**  **Thanks,**  **David J. Cook** | **Property Description**  Property Type:Store Front w/residential units  Occupancy:Borrower – 1 unit, borrower’s son – 1 unit  Bath: 4  SQ FT: 5,700  Acreage: less than .15ac  Average Rent: $500-$700/unit  **Taxes**  Current Status:paid  Next Due: Nov. 2016  Amount of Taxes Due: 0  Escrow Amount: Click here to enter.  Other Comments: Taxes were delinquent. We satisfied delinquent taxes to avoid tax sale.  **Liens: none identified**  Current Status:Click here to enter text.  Type of Lien:  Amount of Lien’s:  Other Comments: Click here to enter text. |

**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**

Click here to enter text. What are your plans if something happens.

**Other Comments**

Click here to enter text. EX: mod’s, refi, what do you what to talk about.

**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?