



Executive Summary



Current Date: **10/2/2014**

Loan Type: **PL**

Property Address: **6885 Axline Ave., East
Fulthorham, OH 43735**

Current Value: **65000**

AVM/BPO Date: **03/02/2016**

Note Information

Document type: **land contract**

Who Originated the Note: **seller**

Sales Date: **01/01/2013**

Maturity Date: **02/01/2029**

Sales Price: **64900**

Down payment: **5000**

Original Loan Balance: **59900**

Terms in Months: **180**

Interest Rate: **7.00**

Monthly P&I Amount: **538.40**

Monthly T&I Amount: **\$69.31**

Total Monthly Payment: **607.71**

Current Unpaid Balance: **54829.47**

Date of first payment: **01/01/2013**

Amount Last Paid: **03/01/2016**

Date of next payment: **04/01/2016**

of payments made: **25**

of payments left: **155**

Balloon Payment: **0**

Balloon Date: **n/a**

LTV: **84.48%**

Credit Score: **not pulled**

Asking Price:

Asking Price%: **70%**

ITV: **59.33**

Yield to Investor: **14%**

Total Cash Payment: **38503.83**

Property Description

Property Type: **6/3/1.0 colonial**

Occupancy: **owner**

Bath: **1.0**

SQ FT: **1200**

Acreage: **0.182 ac**

Average Rent: **655**

Taxes

Current Status: **up to date**

Next Due: **6/30/2016**

Amount of Taxes Due: **583.09**

Escrow Amount: **0**

Other Comments: **Seller is servicing the loan**

Liens

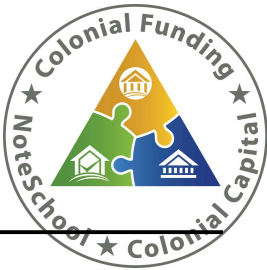
Current Status: **no abstract ordered yet**

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

	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

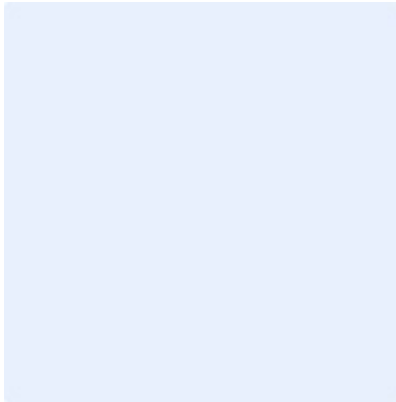
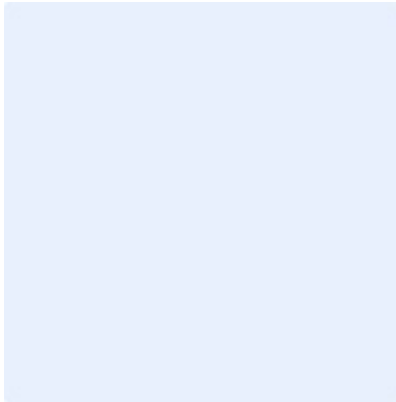
Park it in the IRA

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?



Executive Summary



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?

