

# Topics Covered:

**Tiffani Johnson:**  Help with Initial Diligence

**NotesDirect Asset #39891:** Review Due Diligence

**Change in Mentor Call Schedule:** Starts this week

**November NotesDirect Offering:**

**Titanium Event:** You need to register separately

**NoteSchool Appreciation Event:** Case Study Competition

**NoteExpo:** Register for Event and Hotel Reservations

1. **QUESTION:** I'm looking for my first note to buy, and would like a second pair of eyes on my analysis.
   1. The note I want to buy is ID 56577, 167 West Mansion, Jackson MI, 49203 (<https://www.notesdirect.com/properties/view/56577.html>)
   2. According to Trulia, Zillow, and the BPO, the house is worth $30-40K.
      1. Zillow - <http://tinyurl.com/jqjhpvz>
      2. Trulia - <http://tinyurl.com/zhavgvx>
   3. The UPB is $57,833.
   4. MI is a HHF state, but according to the loan modification docs, the owners live at a different address
   5. The property taxes are in in the owner's name (behind ~$800), and the sewer bill is in a different name (behind ~$200), so I'm thinking this property is a rental.
      1. County records - <http://tinyurl.com/zj7297t>

My plan is to buy the note for $9K, foreclose ($1300, non-judical, on FannieMae), and then give the renter a chance to move out.  My total costs should be about $13K.  I'd like to sell the house as a lease/purchase, and with a $10k down I would recoup most of my original investment.

Do you think my plan is sound or have I overlooked something?

**Tiffani Johnson**

1. **NotesDirect Spotlight Asset:** 3020 Greeley Ave, Kansas City KA (Asset #39891)

**Change in Mentor Call Schedule**

* **Wednesday and Thursday times are switching as of THIS WEEK**
* **Current Wednesday 3pm CT Non-performing calls, moving to 3pm CT Thursday**
* **Current Thursday 12pm CT Performing calls, moving to 12pm CT Wednesday**

**November Offering on NotesDirect.com**

* Due to the Annual Appreciation Event and the Note Expo, November’s Titanium Thursday offering will be on November 10th at approximately 1:00PM CT
* The offering will be released to the remaining NoteSchool Mentor Students Tuesday, November 15th also at approximately 1:00PM CT



<https://www.youtube.com/watch?v=wF9pWpx47BI&feature=youtu.be>

As I said in the video; there is no better way to expand your business than to get maximum exposure as an industry professional. To help you do that, NoteSchool has expanded our case study award categories to include:

* Quickest workout
* Best brokered deal
* Most creative deal
* Best 'paper out'
* Best Hardest Hit Fund transaction
* Best Turnkey deal
* Rookie of the year
* And more...

This is a huge opportunity but we have less only until **OCTOBER 14TH** to get it done! Submit your case study now by going to:  <http://members.noteschool.com/case-studies/>

**5th Annual Appreciation Event and NoteExpo – 30 DAYS FROM TODAY!**

**Fort Worth, Texas**

**Highlights from Tentative Agenda**

Wednesday, November 2nd: Titanium Members VIP Event & Reception 5:30 - 7:30pm

**MUST REGISTER FOR THIS SEPARATELY**

Thursday, November 3rd: 5th Annual Appreciation Event 8:30am - 5:30pm

NoteSchool’s 5th Annual Appreciation Reception 6:30 – 7pm

NoteSchool’s 5th Annual Appreciation Dinner

NoteSchool’s 5th Annual Live Charity Auction

Friday, November 4: NoteExpo 2016 – Day One 8:30am - 5:30pm

NoteExpo Welcome Reception 5:30pm – 7:00pm

Saturday, November 5: NoteExpo 2016 – Day Two 8:30am - 4:30pm

**Event Registration:** <http://tinyurl.com/2016Apprec>

Early bird pricing ends 10/20/16 after that the price increases to $399 and $199 for a guest

**Hotel Registration**

We have negotiated a discounted room rate of $169.00 to $199.00 per night at the Sheraton Forth Worth Hotel and Spa, 1701 Commerce St, Fort Worth, TX 76102. This rate is only available if you book your room by October 17, 2016 **AND IS SUBJECT TO AVAILABILITY.** You can reserve your room by calling 817-335-7000 or by clicking the following link: <https://www.starwoodmeeting.com/events/start.action?id=1607140564&key=AD2757B>

**New email for Content Docs Submissions**

<https://www.dropbox.com/request/Enk7QksdLwgqXgVMK2Bz>

**New email for closing issues** (Includes request for any missing executed post-closing docs)

[**PostClosing**@colonialfundinggroup.com](mailto:PostClosing@colonialfundinggroup.com)

**If you want to Purchase Assets from the call:** [**Offering@colonialfundinggroup.com**](mailto:Offering@colonialfundinggroup.com)

**Please Submit Questions to:** [**Content@noteschool.com**](mailto:Content@noteschool.com)

**To Buy a Partial Contact Martha Speed at** [**Martha@noteschool.com**](mailto:Martha@noteschool.com)