

Promissory Note Details

TITLE: \$800k Note < 75%CLTV - TBC

CONTROL: Broker

TYPE: To be created



PRICE: \$800,000

MONTHLY PAYMENT: \$4,000

FACE VALUE: \$800,000

ANNUAL PAYMENT: \$48,000

BALANCE OWING: \$0

INTEREST RATE: 6%

ORIGINATION DATE: Apr 22, 2024

MATURITY DATE: Apr 28, 2034

HAVE: 2nd Note to be created on 3.47mm asset. Strong note holder position @less than 75%CLTV. Collateral is 100% occupied medical office w/strong tenants (Dept VA hospital, etc...)

CAN ADD: Could pair note w/cash and signature for purchase up to \$3mm.

REMARKS: If you have cash or property you'd trade for this note, I'm interested.

COLLATERAL VALUE: \$3,471,000

COLLATERAL ANNUAL EXPENSES: \$163,489

COLLATERAL NOI: \$260,000

TYPE OF COLLATERAL: Building

INSTRUMENT OF SECURITY: Mortgage

LOCATION OF COLLATERAL: Lewiston, Idaho

PERSONAL GUARANTEE: Yes

RECORDED LIEN POSITION: 2nd

SENIOR DEBT AMOUNT: \$1,745,000

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