



## **Respond Via Email**

Please respond to this email with the properties and the amount you're interested in.

Please include back up choices, as you know, they go quickly.

As always, I will process them in the order received. If you have additional questions about any of them, feel free to ask.

## **Pay Offs received recently, and disbursing soon**

Funds are in, I'm just finishing the final audit before sending it out.

- 5376 Belfast Owensville
- 108 Watervliet

## **Pay Off Letters Sent**

The following Notes have had payoff letters sent and are expected to be paid off over the next couple weeks.

- 1009 4th
- 3218 Lefferson
- 1185 Jarva
- 115 Liberty
- 1970 Arlene
- 9017 Wilson

Just because I sent a payoff letter, doesn't mean they will close in the next couple weeks. They often do, but various things can delay a closing.



## SHORT TERM NOTE

Note: \$45,000  
LTV: 60.00%  
Rate: 10%  
Monthly: \$ 375.00  
ARV: \$ 75,000  
Term: 12 months



### **215-217 Mabel Ave, Dayton, OH 45403**

This duplex is pretty good overall, it just needs a little to make it “pretty”. It comes complete with existing (paying!) tenants. The borrower is going to do cosmetic updates then refi and keep this property.

This is the borrower has completed and sold two projects in the past two years and has 2 rental properties. This is their third loan with us.

As always, you can by all or part of this note.

**\$45,000 Available on this Note**



## SHORT TERM NOTE

Note: \$34,900  
LTV: 30.35%  
Rate: 10%  
Monthly: \$ 290.83  
ARV: \$ 115,000  
Term: 12 months



**701 North Ave, Dayton, OH 45406**

This house needs a complete interior/exterior update. The borrower will refinance the property and keep it as a rental once the rehab is complete.

This borrower has flipped a couple properties with a partner and completed several wholesale deals. This is their first flip on their own. They currently own one rental property.

As always, you can buy all or part of this note.

**\$34,900 Available on this Note**



## SHORT TERM NOTE

Note: \$72,000  
LTV: 48.00%  
Rate: 10%  
Monthly: \$ 600.00  
ARV: \$ 150,000  
Term: 12 months



**736 Lilac Ave, Dayton, OH 45417**

**830 Osmond Ave, Dayton, OH 45402**

Both houses need complete interior updates and some exterior work. The borrower will sell both properties once the rehab is complete.

This borrower has paid for training (from a group who teaches fairly well, even if overpriced in my opinion) these are their first two projects.

As always, you can buy all or part of this note.

**\$72,000 Available on this Note**



## SHORT TERM NOTE

Note: \$86,000  
LTV: 59.31%  
Rate: 10%  
Monthly: \$ 716.67  
ARV: \$ 145,000  
Term: 12 months



### **608 Robinson Ave., Piqua, OH 45356**

This house needs a complete interior/exterior update. The borrower will sell this property retail once the rehab is complete.

This borrower has done several commercial rehabs, this is their first residential rehab and their first residential rental property. They have several commercial rental units. This is their first loan with us.

As always, you can buy all or part of this note.

**\$86,000 Available on this Note**



## SHORT TERM NOTE

Note: \$50,000  
LTV: 41.67%  
Rate: 10%  
Monthly: \$ 416.67  
ARV: \$ 120,000  
Term: 12 months



### **539 Kenwood Ave, Dayton, OH 45406**

This house needs a complete interior/exterior update and a little curb appeal. The borrower will sell this property retail once the work is complete.

This borrower is a contractor and has completed and sold 7 flips in the past two years. This is their first loan with us.

As always, you can buy all or part of this note.

**\$50,000 Available on this Note**



## SHORT TERM NOTE

Note: \$80,000  
LTV: 44.44%  
Rate: 10%  
Monthly: \$ 666.67  
ARV: \$ 180,000  
Term: 12 months



### **433 Newtonsville Rd, Newtonsville, OH 45158**

This house needs a typical interior and exterior update. The borrower will sell this property retail once the work is complete.

This borrower has completed and sold 5 flips in the past two years. This is their fifth loan with us.

As always, you can buy all or part of this note.

**\$80,000 Available on this Note**



## SHORT TERM NOTE

Note:	\$74,500
LTV:	53.60%
Rate:	10%
Monthly:	\$ 620.83
ARV:	\$ 139,000
Term:	12 months



### **2538 Mundale Ave, Dayton, OH 45420**

This house needs a light interior and exterior update. The borrower will sell this property retail once the work is complete.

This borrower has completed and sold over 20 flips in the past two years. This is their twelfth loan with us.

As always, you can buy all or part of this note.

This Note will be available after 11/2/21

**\$74,500 Available on this Note**



## SHORT TERM NOTE

Note: \$92,000  
LTV: 52.57%  
Rate: 10%  
Monthly: \$ 766.67  
ARV: \$ 175,000  
Term: 12 months



### **31 McClure St, Dayton, OH 45403**

This house needs a typical interior and exterior update. The borrower will sell this property retail once the work is complete.

This borrower has completed and sold over 20 flips in the past two years. This is their twelfth loan with us.

As always, you can buy all or part of this note.

**\$92,000 Available on this Note**



## SHORT TERM NOTE

Note:	\$87,500
LTV:	58.33%
Rate:	10%
Monthly:	\$ 729.17
ARV:	\$ 150,000
Term:	12 months



### **437 Stuckhardt Ave, Trotwood, OH 45426**

This house needs a complete interior update. It's all original, circa 1965. The borrower will refinance and keep this property once the work is complete.

This borrower has completed and sold 1 flip in the past two years and has 1 rental property. This is their first loan with us.

As always, you can buy all or part of this note.

**\$87,500 Available on this Note**



## SHORT TERM NOTE

Note: \$148,500  
LTV: 64.57%  
Rate: 10%  
Monthly: \$1,237.50  
ARV: \$ 230,000  
Term: 12 months



### **312 Yankee Rd, Middletown, OH 45044**

This house needs a complete interior and exterior rehab. The borrower will list and sell the property retail once the work is complete.

This borrower has completed and sold 10 flips in the past two years and has 2 rental properties. This is their second loan with us.

As always, you can buy all or part of this note.

**\$148,500 Available on this Note**



## SHORT TERM NOTE

Note: \$155,000  
LTV: 68.89%  
Rate: 10%  
Monthly: \$1,291.67  
ARV: \$ 225,000  
Term: 12 months



### **11302 Lincolnshire Dr, Cincinnati, OH 45240**

This house needed a complete interior update. The property is a couple weeks from completion, and being put on the market. The borrower will list and sell the property retail once the work is complete.

This borrower has completed and sold 3 flips in the past two years and has 1 rental properties. This is their second loan with us.

This Note will likely be paid off in just a couple months. This is best for a non-custodian account.

As always, you can by all or part of this note.

**\$155,000 Available on this Note**



## SHORT TERM NOTE

Note: \$63,000  
LTV: 43.45%  
Rate: 10%  
Monthly: \$ 525.00  
ARV: \$ 145,000  
Term: 12 months



**239 Archer Dr, Fairborn, OH 45324**

This house needs a few cosmetic interior updates and is going right back on the market.

This borrower has completed and sold their first flip and has two about ready to hit the market. This is their 4<sup>th</sup> loan with us. They currently two rental properties.

This Note will likely be paid off in just a couple months. This is best for a non-custodian account.

As always, you can by all or part of this note.

**\$63,000 Available on this Note**



## SHORT TERM NOTE

Note:	\$48,000
LTV:	68.57%
Rate:	10%
Monthly:	\$ 400.00
ARV:	\$ 70,000
Term:	12 months



### **109 Bridge St., Piqua, OH. 45356**

This house needs a complete interior/exterior update. The borrower will refinance the property and keep it as a rental once the rehab is complete.

This borrower has done several commercial rehabs, this is their first residential rehab and their first residential rental property. They have several commercial rental units. This is their first loan with us.

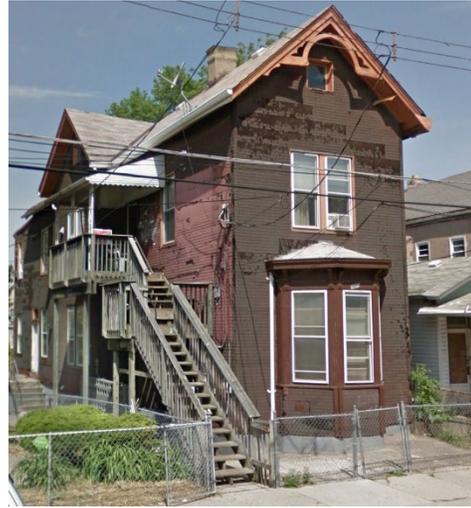
As always, you can buy all or part of this note.

**\$8,000 Available on this Note**



## SHORT TERM NOTE

Note: \$218,000  
LTV: 69.21%  
Rate: 10%  
Monthly: \$1,816.67  
ARV: \$ 315,000  
Term: 12 months



### **2413 Kenton St., Cincinnati, OH 45206**

This house is a total rehab inside and out. The borrower will sell this property retail once the rehab is complete.

This is the borrower has completed and sold three projects in the past two years and has 5 rental properties and. This is their second loan with us.

As always, you can by all or part of this note.

**\$4,000 Available on this Note**



## SHORT TERM NOTE

Note:	\$215,000
LTV:	53.75%
Rate:	10%
Monthly:	\$1,791.67
ARV:	\$ 400,000
Term:	12 months



### **801 Central Ave & 1125 Ann St, Newport, KY 41071**

Both rental properties need light rehab and updates. The borrower plans to update them both over the next several months, then refi and keep them for long term rentals.

This is the borrower's third project and their first loan with us.

As always, you can by all or part of this note.

**\$9,500 Available on this Note**



## SHORT TERM NOTE

Note:	\$200,000
LTV:	57.14%
Rate:	10%
Monthly:	\$1,666.67
ARV:	\$ 350,000
Term:	12 months



### **855 Sunrise Ridge Ct, Maineville, OH 45039**

This empty lot is ready for a new home. It's one of the last few lots in an area of newer homes. The borrower's architect is almost finished with the plans. The borrower will list and sell the property retail once the work is complete. We are only funding the construction piece.

This borrower has twenty years' experience as a building inspector and is being mentored by a local investor I trust. This is their first loan with us.

As always, you can buy all or part of this note.

This Note will be available after 11/9/21

**\$200,000 Available on this Note**



## SHORT TERM NOTE

Note:	\$162,500
LTV:	65.00%
Rate:	10%
Monthly:	\$1,354.17
ARV:	\$ 250,000
Term:	12 months



### **4095 Hussey Rd, Hamilton, OH 45013**

This house is a complete rehab inside and out. The borrower will sell this property retail once the rehab is complete.

This borrower has completed and sold one flip. This is their second loan with us.

As always, you can buy all or part of this note.

This Note will be available after 11/15/21

**\$162,500 Available on this Note**



## SHORT TERM NOTE

Note: \$123,500  
LTV: 61.75%  
Rate: 10%  
Monthly: \$1,029.17  
ARV: \$ 200,000  
Term: 12 months



### **1225 Woodside Blvd, Middletown, OH 45044**

This duplex needs everything updated. The borrower will refinance and hold this property as a rental once the rehab is complete.

This borrower has completed and sold over 15 properties in the past few years. They currently own 6 rental properties. This is their third loan with us.

As always, you can buy all or part of this note.

This Note will be available after 11/9/21

**\$123,500 Available on this Note**



## SHORT TERM NOTE

Note:	\$77,000
LTV:	59.23%
Rate:	10%
Monthly:	\$ 641.67
ARV:	\$ 130,000
Term:	12 months



### **239 Hedges St, Tiffin, OH 44883**

This property needs everything updated. The borrower will sell this property retail once the rehab is complete.

This borrower has completed and sold over 12 properties in the past few years. This is their sixth loan with us.

As always, you can by all or part of this note.

This Note will be available after 11/9/21

**\$77,000 Available on this Note**



## SHORT TERM NOTE

Note: \$115,000  
LTV: 41.07%  
Rate: 10%  
Monthly: \$ 958.33  
ARV: \$ 280,000  
Term: 12 months



### **4618 Shephard Road, Union Twp, OH 45103**

This house needs a complete interior and exterior update, and a little landscaping. The borrower will sell this property retail once the work is complete.

This borrower is working on their first flip. They currently have 1 rental property. This is their first loan with us.

As always, you can buy all or part of this note.

This Note will be available after 11/18/21 (Waiting for new legal desc)

**\$115,000 Available on this Note**



## SHORT TERM NOTE

Note:	\$100,000
LTV:	33.33%
Rate:	10%
Monthly:	\$ 833.33
ARV:	\$ 300,000
Term:	12 months



### **4121 S Dixie Drive, Moraine, OH 45439**

This multifamily property has the rehab well underway. The borrower will finish the rehab, then refinance and hold this property as a rental.

This borrower has completed and sold over 15 properties in the past few years. They currently own 6 rental properties. This is their third loan with us.

As always, you can buy all or part of this note.

This Note will be available after 11/19/21

**\$100,000 Available on this Note**



## SHORT TERM NOTE

Note:	\$250,000
LTV:	62.50%
Rate:	10%
Monthly:	\$2,083.33
ARV:	\$ 400,000
Term:	12 months



### 865 N Main St, Dayton, OH 45405

This restaurant property is in surprisingly good condition. The borrower plans to do some improvements and update the kitchen equipment. The borrower will refinance and operate his business from this property.

This borrower has previously owned/operated a similar restaurant at a leased location. Based on the success and profitability of that proof of concept, they will be doing the same menu here as a permanent location. This is their first loan with us.

As always, you can by all or part of this note.

This Note will be available after 11/19/21

**\$250,000 Available on this Note**



**The End!**