



## **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**

- 312 Yankee
- 324 Kammer
- 127 Paw Paw
- 65 Vine
- 623 Troy
- 6410 Hendrickson

## **Pay Off Letters Sent**

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

- 1456 Philadelphia
- 4715 Caprice
- 1286 Fieldhurst
- 1708 Dix
- 7415 Gratis Jacksonburg
- 1123 Yale
- 212 Monfort
- 36 S Jersey

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:	\$74,000
LTV:	56.92%
Rate:	10%
Monthly:	\$ 616.67
ARV:	\$ 130,000
Term:	12 months



### **1503 Nicklin Ave, Piqua, OH 45356**

This house needs a moderate rehab and the usual updates to make it retail ready. The borrowers will list the property for sale when the project is completed.

This is the borrowers third project and second flip. They hold one rental property. This is their first loan with us.

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

**\$24,000 Available on this Note**



## SHORT TERM NOTE

Note: \$175,000  
LTV:  
Rate: 10%  
Monthly: \$1,458.33  
ARV: \$ 350,000  
Term: 12 months



### 7731 Ohio 29, De Graff, OH 43318

This house is a new construction project, its style will match the garage above. The garage was built ground-up by the borrower. The borrower is a general contractor and budding investor. The borrower will list the property for sale when the project is completed.

This borrower has completed multiple rehabs and completed additions and small builds as a contractor. This is their first loan with us.

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

**\$170,000 Available on this Note**



## SHORT TERM NOTE

Note:	\$118,500
LTV:	69.71%
Rate:	10%
Monthly:	\$ 987.50
ARV:	\$ 170,000
Term:	12 months



### **171 Riddle Rd, Cincinnati, OH 45215**

This house needs a light rehab and typical updates to make it retail ready. The borrower will list the property for sale when the project is completed.

This borrower has been in real estate for two years, initially as agents and now doing their first flip. This is their first loan with us.

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

**\$108,500 Available on this Note**



## SHORT TERM NOTE

Note:	\$53,000
LTV:	66.25%
Rate:	10%
Monthly:	\$ 466.67
ARV:	\$ 80,000
Term:	12 months



### **2228 Deering Ave, Dayton, OH 45406**

This house needs a moderate rehab and the usual updates to make it retail ready. The borrower will list the property for sale when the project is completed.

This borrower has completed ten flips in the past two years. This is their seventh loan with us.

This Note is scheduled to close Nov 8.

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

**\$43,000 Available on this Note**



## SHORT TERM NOTE

Note: \$186,000  
LTV: 62.00%  
Rate: 10%  
Monthly: \$1,550.00  
ARV: \$ 300,000  
Term: 12 months



**1315 Amherst Pl, Dayton, OH 45406**

**2036 Rugby Rd, Dayton, OH 45406**

The borrower plans to do a complete cosmetic rehab on this single-family property, then refinance and hold it. The borrower added a free and clear rental property (right) for additional collateral.

The borrower is a contractor has completed two rehabs. They hold two properties as rentals. This is their first loan with us.

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

**\$186,000 Available on this Note**



## SHORT TERM NOTE

Note:	\$82,000
LTV:	54.67%
Rate:	10%
Monthly:	\$ 683.33
ARV:	\$ 150,000
Term:	12 months



### **3743 Bonfield Dr, Cincinnati, OH 45220**

This house needs a moderate rehab and the usual updates to make it rent ready. The borrower will refinance the property when the project is done and add it to their rental portfolio.

This borrower has purchased and rehabbed 8 properties that they hold as rentals. This is their first loan with us.

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

**\$32,000 Available on this Note**



## SHORT TERM NOTE

Note:	\$162,000
LTV:	58.91%
Rate:	10%
Monthly:	\$1,350.00
ARV:	\$ 275,000
Term:	12 months



### 1291 Noe Bixby Rd, Columbus, OH 43232

This house needs a moderate rehab and the usual updates to make it retail ready. The borrower will list the property for sale when the project is completed.

This borrower has completed three flips in the past two years. This is their first loan with us.

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

**\$20,000 Available on this Note**





**The End!**