

## Re-Performing Note example

Huntsville, AL

**YIELD: 23%**

**INV: 66 %**



Acquisition cost of note (First mortgage)

Note Price: \$38,000

Property value: \$57,000

Unpaid balance: \$87,845

Modified

Monthly payment: \$550,

159 months, with automatic loan modification at 18 months  
reduce loan

Down payment: \$2,500

Return on Investment 1st year: 23% = \$9,100 cash on cash

Investment to Value Ratio: 66%

