

KEY

To search for assets in your state/s simply press CTRL-F then enter “_IL” for example if you are looking for assets in Illinois, or alternatively replace IL with the state abbreviation as appropriate for your market area.

Refer to the Deal_Type field on the right to find your preferred asset types:

If Deal_Type contains 1 then asset contains at least 1 performing loan.
If Deal_Type contains 2 then asset contains at least 1 non-performing loan.
If Deal_Type contains 3 then asset contains at least 1 REO.
If Deal_Type contains 4 then asset contains at least 1 owner-finanaced note.
If Deal_Type contains 5 then asset contains at least 1 SFR property.
If Deal_Type contains 6 then asset contains at least 1 MFR property.
If Deal_Type contains 7 then asset contains at least 1 commercial property.
If Deal_Type contains 8 then asset contains at least 1 raw land property.
If Deal_Type contains 9 then asset contains at least 1 OFF MARKET property.

PLEASE NOTE: Availability is not guaranteed. I will send you what I have currently, and if you are interested further I can check for status and updates

deal_asset_id: green = commercial path: 1=direct to source 2=not direc deal_type_id: green = performing loan, red = non-performing loan

| | | | | | | |
|---------------|-----------|--------|------------|----|-------------|---------|
| deal_asset_id | seller_id | state: | path: | 2 | Released: : | vsan_20 |
| 723 | 15698 | _FL_ | deal_type: | 69 | | |

FLORIDA Multi-family apartment building ready now!

Price: \$3,375,000
Total Square Feet: 31,356
Lot Size: 1.17 acres
Year Built: 1964

Location:
1029 Park Dr, Melbourne, FL 32937

Property Type:
Multi-Family Apartment

Property Description
EXTREMELY RARE FIND!!! RENOVATED 32 UNIT Concrete Block Apartment Complexes (1029-1031) with gated Resident POOL, Outside Shower, Pool Restroom, Onsite Laundry Facility (additional income), Barbecue/Patio Areas plusOffice with Private Bathroom on a 1.17 Acre Parcel. 1Block from the Atlantic Ocean with Public Beach Access. 2Bed 1Bath Units (2 layout styles), All Tile Flooring, Impact Windows & Doors, NEW Electrical to All Buildings, Kitchen Appliances, White Cabinets... Huge Renovation List. Full Occupancy, Annual Leases. (Ability to do short term & Air B&B could hugely increase revenue). Onsite Management. Sold AS-IS with Right to Inspect.

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|---------------|-----------|--------|------------|------|-------------|---------|
| deal_asset_id | seller_id | state: | path: | 2 | Released: : | tgc_201 |
| 715 | 15599 | | deal_type: | 27LN | | |

NOTE FOR SALE - SECURED BY ASSIGNMENT TO BANK DEPOSIT!

a. \$2,000,000 balance on the note
b. Proceeds needed to fund filing and attorney fees for a bond monetization
c. Purchase Price: \$750,000
d. Seller retains right to buy back note within 45 days for \$950,000
e. Buyer has right to return note to seller for \$950,000 after 45 days
f. Buyer earns guaranteed \$200,000 profit if clause D or E invoked

MUST ACT FAST!

Thank you.

| | | | | |
|--|-----------|--------|-----------------|---------------------|
| deal_asset_id | seller_id | state: | path: 1 | Released: : gem_201 |
| 604 | 14529 | _CA_ | deal_type: 679L | |
| BRAND NEW DEVELOPMENT PROJECT ENTITLED IN PASADENA, CA! | | | | |
| <p>We are pleased to present an outstanding pending development described in this presentation. This project is a niche residential property in a unique location with outstanding exterior and interior design by Onyx Architects. We are releasing limited copies of this proposed project overview for the development, a garden style multifamily development of 35 units to be built in the heart of Pasadena, CA</p> <p>The initial developers have negotiated a purchase structure of the subject property and have placed the pending land purchase in escrow. They paid cash for all development and architectural fees to date. The project is currently in the pre-entitlement stage at the City of Pasadena with expectations for entitlement completion in January of 2018. Construction can commence after that.</p> <p>The current developers are looking to either sell the property or for an equity share partner, or a builder/developer to provide the construction loan guarantee and build out the project for sale, or a preproject buyer that will guarantee the construction loan subject to an acceptable and established vertical building firm to complete the project. The pre-project buyer would operate the project and hold the project subject to his portfolio criteria.</p> <p>Some basics below:</p> <p>-- Location: Apartment Development in the heart of Pasadena -- Address: will divulge after NDA signed -- Property Type: Garden Style Apartment -- Build Start: May 2017 -- Land Cost: \$3,700,000 -- Construction Cost: \$10,555,000 -- Estimated Project: \$14,255,000 -- Land Area: 31,488 sf. -- Building Area: 42,000 sf. 3 story -- Garage: 28,000 sf. (Subterranean) -- Zoning: Multifamily -- Status: In escrow at preentitlement process.</p> <p>Development is a proposed 35-unit market rate apartment project located in the City of Pasadena, Los Angeles County, California Madison Grove will consist of :</p> <p>-- 13 first level --1,100 sf units -- 11 second level -- 2br --1,100 sf units -- 9 second level --2br/2ba +loft --1,400 sf units -- 2 third level -- 2br/2ba +loft --1,400 sf units</p> <p>8 # ofunits type SF RENT RENT/SF</p> <p>MONTHLY INCOME ANNUAL INCOME 13 2BD/2BA (1st story) 1100 2950 \$ 2.68 38350 \$ 460,200 11 2BD/2BA (2 story) 1100 3100 \$ 2.82 34100 \$ 409,200 9 2BD/2BA+loft (2 story) 1400 3500 \$ 2.50 31500 \$ 378,000 2 2BD/2BA+loft (3 story) 1400 3500 \$ 2.50 7000 \$ 84,000</p> <p>35 TOTALS 39000 ANNUAL INCOME \$ 1,331,400</p> | | | | |

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|--|-----------|---------|-----------------|---------------------|
| deal_asset_id | seller_id | state: | path: 2 | Released: : rut_201 |
| 717 | 14857 | _NY_CA_ | deal_type: 27LN | |
| SIX Terrific OFFMARKET HOTEL and OTHER DEALS! New York and California | | | | |
| <p>Deal 1/ Steps away from Central Park located in Midtown, this luxury hotel has 208 keys that are newly renovated. The hotel restaurant has a very famous chef. Asking \$200 M. Luxury property has rooms with luxury finishes and distinguished amenities including personal concierge service. There is considerable interest and a timely offer is encouraged.</p> <p>Dal 2/ Iconic New York Hotel located near Gramercy Park has 185 keys. This hotel is one of New York's historic assets with a very impressive history of famous guests. Offered at \$170M. Price is lower because there is a land lease in place.</p> <p>3/ Times Square Hotel \$155M. This hotel is located on the first 24 floors of a 45 story coop building. The hotel has 165 keys</p> <p>4/ Located on Club Row in Midtown Manhattan, this hotel has 98% Occupancy Rate!! 65 keys with approvals for another 62 rooms. Offered at \$55M. Someone has made an offer on this hotel-</p> <p>5/ East Houston Hotel- 42 keys. Roof top Deck with liquor license. Lower floor with separate staircase to street perfect for a restaurant/club. Offered at \$23M</p> <p>6/ 4 Hotels in California. One for \$70M in Silicon Valley--very private that one of our owners is selling. Another one in downtown San Francisco \$50M.</p> <p>7/ Medical building in Burlingame California---next to Silicon Valley-very wealthy suburb-66,000SF. Converting it to a Life Sciences Building for added value. Asking \$32M. Would also consider an equity partner.</p> | | | | |

| deal_asset_id | seller_id | state: | path: | 2 | Released: : | tgc_201 |
|--|-----------|--------|------------|------|-------------|---------|
| 716 | 15599 | | deal_type: | 27LN | | |
| BRIDGE LOAN FOR \$5mm REQUESTED NOW | | | | | | |
| A cashiers check issued by a Venezuelan bank in the amount of \$100 million was deposited at Citi Bank in Fort Lauderdale, Florida on September 25. The developer building the Las Vegas stadium has business partners there that sold the soda bottlers to Coca Cola. | | | | | | |
| They are investing in a Texas bentonite mine. The investor used an attorney experienced in international money transfers to handle this transaction and it was thoroughly reviewed by Citi Bank and Treasury officials before Citi Bank allowed the deposit. | | | | | | |
| Yesterday and today the lender and borrower principles were in Fort Lauderdale meeting with the branch manager. | | | | | | |
| <div>- This can be verified with a call to the borrower as well as a call to the Citi Bank branch manager.</div> <div>- In addition we have the collection report showing the check has been giving to the international deposit section for collection.</div> <div>- We also have the MT 999 where the bank collecting this sent a SWIFT message to the issuing bank.</div> <div>- We also have attached the return message from the issuing bank this morning.</div> | | | | | | |
| Principles were told this check should clear in the next 4-7 business days. | | | | | | |
| Borrower has bills for the mine that need to be paid immediately. This process was slowed due to the hurricane shutting down the Citi Bank office for over a week. | | | | | | |
| Borrower has been authorized to use the first 10% of the check for whatever purposes needed (including repayment of short term loans). The group is looking for a bridge loan of \$5 million to be repaid within 2 weeks. | | | | | | |
| Due to time constraints, this needs to close this week if at all possible. | | | | | | |
| Please review and let me know what other information is needed. The borrower would make the Citi Bank officer available to confirm collection as well, and principles will be happy to get on the phone and walk us through the process. | | | | | | |
| Please act quickly if you are interested. | | | | | | |
| Thank you! | | | | | | |

| deal_asset_id | seller_id | state: | path: | 2 | Released: : | dmi_201 |
|---|-----------|--------|------------|---|-------------|---------|
| 713 | 15662 | _CA_ | deal_type: | | | |
| COMMERCIAL Non-Performing Note for sale in California! | | | | | | |
| Recovery Asking Price: \$4M. (includes total bank recovery principal, interest accrued, legal & all fees.) | | | | | | |
| Property Address: Temecula, CA 92590 | | | | | | |
| Property type: Multi-tenant (2) Retail Property | | | | | | |
| Interest Rate: 6.017780% | | | | | | |
| Current Principal: \$3,610,078.48 | | | | | | |
| Accrued Interest: \$ 57,544.44 | | | | | | |
| Late Charge: \$ 2,212.40 | | | | | | |
| Prepayment Penalty \$ 180,503.92 | | | | | | |
| Legal Fees have yet to be billed - | | | | | | |
| Bank is in 1st lien position | | | | | | |
| Borrower filed Chapter 11 BK 8/30/17 to halt the Trustee Sale by 2nd TD scheduled for 8/31/17 so they could renegotiate the 2nd TD debt | | | | | | |
| Tenants are operating company, Scarth & Associates dba Pacific Interiors and Transamerica Auto Parts Company dba 4 Wheel Parts (national tenant) | | | | | | |
| Please note: seller rep has copies of the Promissory Note, Guaranties, Leases, Subordination, and Appraisal, plus full address which will be released with an LOI. I have added a loan summary for your review. | | | | | | |

| deal_asset_id | seller_id | state: | path: | 2 | Released: : | tgc_201 |
|--|-----------|--------|------------|------|-------------|---------|
| 714 | 15599 | | deal_type: | 27LN | | |
| REQUEST FOR LOAN | | | | | | |
| A Michigan based borrower is wishing to borrow the funds in the amount of \$510,000 to purchase one luxury motor coach (already leased out) and a large pickup truck for maintenance. The borrower is new to the industry, but has an experienced general manager who has been in this field for over 20 years. The company's business plan calls for them to add coaches as they are leased and eventually would like to grow the business to 8-12 coaches. | | | | | | |
| The guarantor does have a real estate based net worth, but is unwilling to secure the personal guaranty. Because of the cash flow from the pre leased coach, the debt can be serviced on an aggressive amortization. The business plan calls for this loan to be refinanced with a traditional bank loan after a record of profitability can be established. | | | | | | |

| deal_asset_id | seller_id | state: | path: | 2 | Released: : | tgc_201 |
|---|-----------|--------|------------|------|-------------|---------|
| 712 | 15599 | | deal_type: | 27LN | | |
| REQUEST FOR LOAN | | | | | | |
| A Georgia borrower is in need of a \$600,000 loan secured by a 9 unit (1 retail and 8 apartments). The property is leased and generates income with an appraised value in excess of \$2 million. The property is owned free and clear of any liens. | | | | | | |
| The loan would be for 21 days and would provide funds until a previously committed construction loan closes and pays off the subject credit in full.. The borrower needs the funds to get work done that is weather and time sensitive. | | | | | | |
| The rents are already in place and the borrower understands the high cost of funds for a short period of time, but timing is of the essence with the borrower. Let me know of interest and what information is desired. | | | | | | |
| PLEASE CONTACT ME ASAP IF INTERESTED | | | | | | |

| deal_asset_id | seller_id | state: | path: | 2 | Released: : | tgc_201 |
|---|-----------|--------|------------|------|-------------|---------|
| 694 | 15599 | | deal_type: | 27LN | | |
| REQUEST FOR BRIDGE LOAN | | | | | | |
| <div>-- Kansas City area real estate developer is seeking a bridge loan of \$4.5 million.</div> <div>-- The borrower has injected \$4 million in to the project already.</div> <div>-- The funds will be used to complete the infrastructure and completion of platting.</div> <div>-- A local bank has already approved the construction loan that will payoff this loan upon completion of platting and infrastructure.</div> <div>-- The estimated time of completion is 4-6 months.</div> <div>-- Collateral would be a first Deed of Trust on the 85 acre development.</div> <div>-- Current value of the property is estimated at \$19 million with an attached BOV.</div> <div>-- Borrower is seeking a fast closing time of 7 to 10 days.</div> | | | | | | |
| MORE BACKGROUND HERE: | | | | | | |
| 1. PFIZER sold the property for 11.4MM to a green tech company (GTC) | | | | | | |
| 2. The GTC was going so operate from that location but ran into some difficulties re compliance issues with the state, I think | | | | | | |
| 3. They vacated, and did a swap with a principle in their company: the property for his stock in the venture. | | | | | | |
| 4. New owner put about 4MM into development of his own money. | | | | | | |
| 5. He has secured a const loan for two large buildings on the property, one of which is 200k sq ft and has a tenant who has an option to purchase for \$26MM. | | | | | | |
| 6. He is not selling however, but moving fwd on development of this property. | | | | | | |
| 7. Bank issuing the const loan requires he finish infrastructure and platting before they can grant loan. | | | | | | |
| 8. So he needs a bridge loan for 4.5MM | | | | | | |

| deal_asset_id | seller_id | state: | path: | 0 | Released: : | tgc_201 |
|--|-----------|--------|------------|------|-------------|---------|
| 674 | 15599 | | deal_type: | 27LN | | |
| REQUEST FOR LOAN - GREAT OPPORTUNITY FOR VERY HIGH ROI ! | | | | | | |
| A national real estate developer/contractor has in his investment portfolio, \$1.5 BILLION worth of bonds. He is needing some working capital to begin a large stadium/convention center project. | | | | | | |
| <div>-- He is looking for an immediate loan of \$40 million.</div> <div>-- The source of repayment will be a \$69 million interest payment to be received from the bonds in January 2018.</div> <div>-- The lender could take an assignment of this interest payment from the bonds and have the proceeds to repay the loan sent directly to the lender from the custodian of the bonds.</div> | | | | | | |
| Please contact me directly to find out more details of this lending opportunity. | | | | | | |

| deal_asset_id | seller_id | state: | path: | 2 | Released: : | tgc_201 |
|---|-----------|---------|------------|------|-------------|---------|
| 664 | 15599 | _MO_KS_ | deal_type: | 27LN | | |
| REQUEST FOR LOAN - \$4.5MM | | | | | | |
| An established United States company with over 15 years in business is seeking a short term line of credit in the amount of \$4.5 million. The line of credit will be collateralized with a patent with a third party estimated value of \$450 million. The patent is already generating revenue. This is not a start up situation. | | | | | | |
| The company is an engineering company who has developed and sold a structured paneling system this is both earthquake and hurricane proof. The company has offices in Maryland. New York, Miami as well as locations in the Caribbean. The product has been used on both residential and commercial structures. The patents were established early this century and after Hurricane Sandy, the company’s sales grew exponentially. Over 40 high rise commercial projects in the New York/New Jersey market made of use of the paneling system in the reconstruction. The product has also been used in the Caribbean, with the product being used after the earthquakes in Hayti. The principal has appeared in front of the United Nations describing the need for earthquake and hurricane proof structures in the Caribbean. | | | | | | |
| While the borrower has over \$1 billion worth of funding for their projects, the recent events in Texas have caused the company to want to quickly proceed with the construction of a plant in South Texas (originally scheduled for 2018 as a part of its business plan developed earlier this year. The line would be used to pay for the soft costs and development costs of getting a plant under construction until the construction loan is closed. | | | | | | |
| The company has established banking relationships, but due to the time sensitivity of entering the market, the company needs to act quicker than the traditional time to underwrite, close and fund a construction loan for a project of this size. The line amount will be sufficient to allow the company to enter the market and cover the soft costs and initial costs of the project. Refinance will come from a traditional construction loan. In the meantime, the company is offering a security interest in its unencumbered intellectual property i.e. patent. A third party has valued the patent and the company’s patent attorney has recently certified the asset is lien free. | | | | | | |

| deal_asset_id | seller_id | state: | path: | 0 | Released: : | tgc_201 |
|---|-----------|--------|------------|-------|-------------|---------|
| 662 | 15599 | | deal_type: | 27LOC | | |
| REQUEST FOR LOAN | | | | | | |
| An established United States company is seeking a cash secured line of credit in the amount of \$60 million. The line of credit would be collateralized with a deposit account at the lender’s bank of no less than \$80 million. | | | | | | |
| The company is a bentonite mining operation. The mine is located in Texas and the company is based in New York City. The company has a contract to provide kitty litter to Costco and upon receipt of the line will enter into contracts with up to 12 other vendors. | | | | | | |
| The funds are coming to the company in the form of investment from domestic and international investors in the mining operation and subsequent real estate transactions. All funds will be wired directly from Citi Bank in Florida so the issuing bank is not required to take any collection risk. Funds will only be advanced against collected funds. | | | | | | |
| The company is needing to establish a line of credit in order to allow for a European investor to make an investment via a Stand By Letter of Credit. One of the requirements of the SBLC is that the mining company have a line of credit in place. The company is using the investment from other investors to establish the line of credit. | | | | | | |
| Any questions prospective lenders might have can be answered in a conference call with the principals. | | | | | | |

| deal_asset_id | seller_id | state: | path: | 2 | Released: : | rut_201 |
|---|-----------|--------|------------|----|-------------|---------|
| 685 | 14857 | _NY_ | deal_type: | 69 | | |
| OFF MARKET HOTEL in MIDTOWN MANHATTAN New York! VALUE ADD Opportunity! Lot:50ft x 100ft Building:50ft x 85ft Building sq. ft:46,092 Stories:12 Zone:C6-4.5 FAR: 12 FAR as built:9.25 Buildable:13,800 sq. ft. air rights Delivered:Vacant Keys: 126 Per Key:\$580 approx. Price:\$74M (Includes commission.) Required: &NDA Buyer’s Bio | | | | | | |

| deal_asset_id | seller_id | state: | path: | 1 | Released: : | gem_201 |
|---|-----------|--------|------------|----|-------------|---------|
| 690 | 14529 | _CA_ | deal_type: | 69 | | |
| BRAND NEW Duplex in Pasadena, CA - Multi-Family Investment Opportunity Location: 1573 Hill Ave, Pasadena, CA Asking \$1.495MM | | | | | | |

| deal_asset_id | seller_id | state: | path: | 1 | Released: : | ofcn_20 |
|--|-----------|--------|------------|----|-------------|---------|
| 670 | 15629 | _UT_ | deal_type: | 29 | | |
| OWNER FINANCED BUSINESS NOTE IN ARIZONA! This is a note for a dental practice in the Phoenix Metro Area. -- Unpaid Balance = \$330k, -- 6 year term -- 2 year balloon, -- 5.5% interest. -- Gross on business approximately \$600-700K annually -- Borrower pays approx \$5k per month Deal was renegotiated on 7/31/17 with new owners but dates back to earlier agreement from Jan 2016. Owners are dentists so should have good credit and reliable. | | | | | | |

| deal_asset_id | seller_id | state: | path: | 2 | Released: : | dlx_201 |
|---|-----------|--------|------------|----|-------------|---------|
| 686 | 14192 | _MI_ | deal_type: | 59 | | |
| 86 LOW Value SFR Available in Michigan! -- These are located in East Detroit class C+ working class neighborhoods, no gangsters -- About 30% are rented -- Sale is necessary and must happen soon due to mandated Urban Renewal project which calls for renovations to bring up to code laid out by Section 8 requirements. -- The ask is \$1,290,000 or \$15,000 per unit plus taxes. Seller wants to close with their title company. -- This is a package deal, but seller would consider splttng in two parts. -- Discount possible with full purchase. -- Only Principals please.... | | | | | | |

| deal_asset_id | seller_id | state: | path: | 1 | Released: : | ero_201 |
|--|-----------|----------|------------|-----|-------------|---------|
| 645 | 15202 | _USA_FL_ | deal_type: | 357 | | |
| 140 SFR RENTALS- EXTREMELY DISCOUNTED RENTED PORTFOLIO IN FL- 64% ROI- OFF MARKET Total Market Value (Zillow)\$10,321,369 Potential Yearly Market Rent (Zillow) \$1,536,996.00 Current Yearly Rental Revenue \$556,401.20 Current Monthly Rental Revenue \$46,366.77 Current Yearly Cap 9% Revenues total at the end of lease \$8,952,593.46 Rental Profits at the end of lease \$2,662,593.46 Bid Accepted Price (Your Cost) \$6,290,000.00 Re-Sale Profits \$4,031,369.00 ROI 64% Discount off Market Value 61% | | | | | | |

| deal_asset_id | seller_id | state: | path: | 2 | Released: : | ham_201 |
|--|-----------|---------|------------|----|-------------|---------|
| 672 | 14908 | _NY_NJ_ | deal_type: | 35 | | |
| SFR Portfolios Available in New York and New Jersey New York Deal 1: 16 SFR in New York, various towns around the state. Value: approx \$2.62MM Make an offer! New Jersey Deal 2: 24 SFR in New Jersey, various towns around the state. Value: approx \$5.1MM Make an offer! | | | | | | |

| deal_asset_id | seller_id | state: | path: | Released: : |
|---|-----------|--------|-------|-------------|
| 673 | 15623 | _TX_ | 0 | neww_20 |
| TEXAS SFR Available! | | | | |
| Address Price ARV Rents Access Region | | | | |
| 4919 Eppes Street 110,000 225,000 EaDo | | | | |
| 6815 Winding Trace 86,000 140,000 Inwood | | | | |
| 214 E Jack Street 40,000 90,000 950Baytown | | | | |
| 4727 Ridgeton Drive 65,000 125,000 1,250 Missouri City | | | | |
| 8727 Pattibob Street 64,900 125,000 1,100 East Houston | | | | |
| 10607 Russett Drive 245,000 470,000 Walnut Bend | | | | |
| 24126 Morrison Lane 189,900 255,000 Katy | | | | |
| 3231 Sycamore Springs Drive 115,000 180,000 1,750 Humble/Kingwood | | | | |
| 5627 Winding Way Drive 115,000 175,000 1,500 OakForest | | | | |
| 4406 Lost Spring Drive 90,000 185,000 1,600 Katy | | | | |
| 6018 Dryad Drive 150,000 285,000 1,200 Westbury | | | | |
| 12130 Burdine Street 83,000 135,000 1,150 Westbury | | | | |
| 5109 Tamarach Drive 92,500 195,000 1,800 Baytown | | | | |
| 11118 Sagehill Drive 115,000 180,000 1,600 Hobby | | | | |
| 24126 Morrison Lane 189,900 255,000 1,750 Katy | | | | |
| 5614 Overton Park Drive 135,000 210,000 1,650 Katy | | | | |
| 7519 Lobera Drive 110,000 140,000 1,300 Aief | | | | |
| 4642 Lake Village Drive 145,000 280,000 2,250 Fulshear | | | | |

| deal_asset_id | seller_id | state: | path: | Released: : |
|---|-----------|--------|-------|-------------|
| 671 | 15608 | _FL_ | 2 | mmlr_20 |
| Single Family Residence Portfolio in Orlando, Florida Available | | | | |
| My partner is direct to Seller's Mandate on this Portfolio of 101 SFR in Orlando. | | | | |
| -- Asking \$14.6MM | | | | |
| -- Price computes to 7.4% Cap. | | | | |
| -- Can be purchased at 8+%. | | | | |
| So seller is somewhat flexible on price. | | | | |

| deal_asset_id | seller_id | state: | path: | Released: : |
|---|-----------|--------|-------|-------------|
| 663 | 15555 | | 1 | merc_20 |
| Attention Lenders / Investors! | | | | |
| Here is a terrific opportunity for lenders who seek safety and security while their investment dollars go to work increasing that bottom line. I have a client whose specialty is purchasing SENIOR LIFE SETTLEMENT insurance policies. They are looking for lenders who can issue loans to be collateralized by the policies they they have acquired. | | | | |
| Company Overview Provided to Me: | | | | |
| "We recently launched a venture that is focused on investing in life settlements. In summary, we purchase life insurance policies and receive the death benefit when the policy matures (when the insured dies). After we acquire the policy, we pay the life insurance premiums until it matures. | | | | |
| As an example case, we might purchase a policy that has a market value of 500k, a future death benefit of 1mm, and premiums of 50k/yr. The policy might be insuring an 85 year old that has an underwritten life expectancy of 3 years. When we purchase the policy, we assume the premiums of 50k/yr and pay them until the policy matures, at which point we receive the 1mm death benefit. | | | | |
| We are looking for a credit facility that allows us to borrow up to 75% of a policy’s current market value. We are looking for a very simple, asset based loan that is non-recourse. We would put the policy up as collateral and give the lender a 1st lien position on it. The policy would be unencumbered by any other debt. The life settlement market is pretty fluid, so it would be pretty easy for your lender to get a collateral evaluation done on the policies we’d borrow against. There are numerous companies that offer evaluation services on life settlements. " | | | | |

| deal_asset_id | seller_id | state: | path: | Released: : |
|---|-----------|--------|-------|-------------|
| 661 | 14760 | _USA_ | 2 | mnotes_ |
| Are DIAMONDS A Broker's Best Friend? | | | | |
| If you have cash buyers they are! If you buy OR sell CLEAN DIAMONDS (not blood or conflict) please contact me at your earliest convenience. | | | | |

| deal_asset_id | seller_id | state: | path: | 2 | Released: | : bhbz_20 |
|--|-----------|----------|------------|-----|-----------|-----------|
| 656 | 14136 | _BELIZE_ | deal_type: | 78C | | |
| <div>Lovely First Rate Resort Available in Belize!</div> <div>Ask is \$6,900,000</div> <div>Add 3% Fee</div> <div>Located in the Cayo District in Western Belize close to the twin towns of San Ignacio and Santa Elena, this well-known eco-resort is on the market for the first time since it was started back in 2007. During the last few years, this resort has won many awards including Trip Advisor’s “Traveler’s Choice Award” for four years running!</div> <div>The resort is built along the steep banks of the beautiful Macal River on a 73 acre plot of land with several thousand feet of river frontage. Only 18 acres are currently used for the resort itself, the rooms, dining area, bar, spa, etc. leaving plenty of room to continue the expansion of this jungle jewel which offers privacy, serenity, an aura of relaxation and rejuvenation amidst nature filled with the sounds of bird calls and fluttering wings.</div> <div>The resort has 11 private cabanas nestled among trees so encompassing that they can barely be seen as you walk along the pathways cultivated with shrubbery and flowering plants. Every effort has been made to preserve the natural Tropical Rain Forest. Inside your unit, you will find a king size bed, a wood burning fireplace for the sometimes chilly winter evenings, furniture made from local exotic hardwoods, marble bathrooms, vaulted hardwood ceilings along with a private balcony overlooking the river many feet below. In the morning, a coffee basket is delivered to your door so you can sit on your patio and listen to rustling trees and bird chirping. What a way to start your day!</div> <div>Amenities of the resort include a large open air restaurant, also with a wood burning fireplace, hanging on the edge of the river bank like the cabanas, a jungle bar serving local drinks concocted with an assortment of fresh local fruits and juices plus all the high end liquor and wines available in the real world! Follow a path through the trees to the Jasmine Spa with its own dipping pool, or another path to the open air Yoga Deck overlooking the river. The property has many hiking trails that will take you through unspoiled Tropical Rain Forest, Mahogany trees, beautiful Palms and many scenic areas where a spectacular view of surrounding areas can be had! You will also find remains of an ancient Mayan life, such as house mounds, burial sites, caves and many more! All of these amenities were built with the most minimal effect on the surrounding vegetation and natural environment! The owners’ main goal was to preserve what was there to begin with and develop the resort with as little impact on the natural environment as possible! They did a great job!</div> <div>The resort generates its own electricity, collects and purifies enough water for the needs of the resort and guests, has a reforestation project within its 73 acres to offset some of the logging which occurred two centuries ago. Along with all of this, the resort also has an organic garden where the vegetables and fruits needed in the kitchen are tended by a team of gardeners, a herd of goats and sheep for making fabulous yogurts and cheeses, some cows and a stable of 15 horses! This resort is a leading example in the trend towards preservation and restoration of the natural areas of Belize.</div> <div>Affiliated with the resort is a tour guide company providing exclusive adventures for the guests of the resort, including Mayan Temples, Caves, Butterflies, Waterfalls, Canoeing, Kayaking, Tubing and many more! The company comes complete with all equipment required as well as several off road vehicles, kayaks, river tubing equipment, canoes, etc. This company can be purchased alongside with the resort. An additional 85 acres of rain forest were recently purchased by the owners and is being used to supplement the hiking and horseback riding trails on the property. These additional acres can also be purchased alongside the resort.</div> <div>The name of the resort is available to interested parties, owners preferring to restrict this information from the general public for the present time. Financial information is available directly from resort owners, a non-disclosure agreement will be required by interested parties.</div> | | | | | | |

| deal_asset_id | seller_id | state: | path: | 2 | Released: | : mnotes_ |
|---|-----------|--------|------------|-----|-----------|-----------|
| 660 | 14760 | _FL_ | deal_type: | 158 | | |
| <div>SELLER REP OFFERING CONTRACTS FOR DEEDS IN FLORIDA! Land and SFR</div> <div>DEAL 1:</div> <div>-- 31 SFR in Jacksonville FL</div> <div>-- ASK: \$773K</div> <div>-- Zillow Value: \$1.5MM</div> <div>-- Rent Monthly: \$25,000</div> <div>DEAL 2:</div> <div>-- 31 SFR in Jacksonville FL</div> <div>-- Last Sold For: \$3MM</div> <div>-- Zillow Value: \$4.6MM</div> | | | | | | |

| deal_asset_id | seller_id | state: | path: | 2 | Released: | : king_20 |
|---|-----------|--------|------------|----|-----------|-----------|
| 657 | 15563 | _TN_ | deal_type: | 6C | | |
| <div>8 Beautiful lakefront condos located in a serene, private cove on the cleanest lake in the south-Norris Lake!</div> <div>- 9ft ceilings, solid surface counters, covered porch, gated community with pool, boat slips.</div> <div>- Refrigerator, stove, microwave, washer/dryer, dishwasher included.</div> <div>- Move-in ready!</div> <div>- 2 full service Marinas within 2 miles of property</div> <div>- 25 mins from Knoxville, 5 minutes to the nearest grocery store!</div> <div>- Lake views from every balcony! Best investment on Norris Lake!</div> <div>- 100% Financing Available!</div> <div>- New decks, re-paved parking lot, and a covered boat dock is in the process of being built!</div> <div>- Each condo will has their own boat slip!</div> <div>- THOUGH THESE ARE LISTED, AMD TOLD I CAN OFFER Discounts to investors available for package deal</div> | | | | | | |

| deal_asset_id | seller_id | state: | path: | 1 | Released: | : port_20 |
|---|-----------|---|------------|----|-----------|-----------|
| 653 | 14144 | _AR_CT_DE_FL_GA_IL_IN_KY_MD_ME_MI_MS_NJ_NM_NY_O | deal_type: | 25 | | |
| <div>DIRECT FROM THE SELLER!</div> <div>Seller is offering 30 non-performing loans! Also added 2 REO to the mix in MS and IL:</div> <div>STATES include: _CT_DC_FL_GA_IL_IN_MD_ME_MI_MS_NY_OH_OK_PA_SC_TX_WI_</div> <div>Market Value: \$4,859,100</div> <div>UPB = \$3,016,079</div> <div>LTV = 62%</div> <div>Brokerage Fee = 3% purchase price</div> <div>Make an Offer!</div> | | | | | | |

| deal_asset_id | seller_id | state: | path: | Released: : |
|--|-----------|--------|------------|-------------|
| 652 | 15538 | | 0 | lcd_201 |
| | | | deal_type: | 69 |
| <p>Seller rep is offering an 8 plex property in Phoenix, AZ</p> <p>3,306 sq.ft (buyer to verify) Mix of 2/1 & 1/1 Built: 1962</p> <p>ASK is \$459,000 Cash/Hard Money</p> <p>Description: Wow! A great 8-plex fully remodeled in Phoenix 100% Occupancy! 5-Studios, Two 1Bedroom and One 2Bedroom. 3 Buildings on 2 parcels in convenient location! Annual income almost 60k.</p> <p>Contact for rent rolls, breakdown of expenses and access.</p> <p>Unit # Monthly Rent Tenant start date 1 \$600.00 6/18/17 2 \$535.00 1/7/17 3 \$535.00 4/3/16 4 \$535.00 1/1/16 5 \$600.00 5/22/17 6 \$757.00 3/12/17 7 \$800.00 1/28/17 8 \$600.00 12/28/16</p> <p>Drive by only Tenants rights.</p> <p>Terms: -Open escrow with \$5,000 nonrefundable earnest deposit with a cashier's check made out to our title company of choice; -Please contact us for more details. -Cash, Hard Money only. -Property comes in "AS-IS" condition. -Buyer pays all closing costs and escrow fees.</p> | | | | |

| deal_asset_id | seller_id | state: | path: | Released: : |
|--|-----------|--------|------------|-------------|
| 651 | 15555 | _TX_ | 0 | cbs_llr |
| | | | deal_type: | F |
| <p>Client seeks funding using life insurances policies as collateral: Here are their needs as stated to us:</p> <p>"We recently launched a venture that is focused on investing in life settlements. In summary, we purchase life insurance policies and receive the death benefit when the policy matures (when the insured dies). After we acquire the policy, we pay the life insurance premiums until it matures.</p> <p>As an example case, we might purchase a policy that has a market value of 500k, a future death benefit of 1mm, and premiums of 50k/yr. The policy might be insuring an 85 year old that has an underwritten life expectancy of 3 years. When we purchase the policy, we assume the premiums of 50k/yr and pay them until the policy matures, at which point we receive the 1mm death benefit.</p> <p>We are looking for a credit facility that allows us to borrow up to 75% of a policy’s current market value. We are looking for a very simple, asset based loan that is non-recourse. We would put the policy up as collateral and give the lender a 1st lien position on it. The policy would be unencumbered by any other debt. The life settlement market is pretty fluid, so it would be pretty easy for your lender to get a collateral evaluation done on the policies we’d borrow against. There are numerous companies that offer evaluation services on life settlements. "</p> <p>If your firm is interested further, please contact us at your earliest convenience:</p> | | | | |

| deal_asset_id | seller_id | state: | path: | Released: : |
|---|-----------|--------|------------|-------------|
| 647 | 15454 | | 0 | newww_20 |
| | | | deal_type: | 69 |
| <p>Offering 3 multifamily apartment buildings in California!</p> <p>Deal 647-1</p> <p>12 Unit Apartment USC Housing Address: Los Angeles, CA 90007" Built 1958 Ask: \$3.65MM Lot Size: 10,185 sq ft 8 2 bdrm/2 bath & 4 studio units</p> <p>-----</p> <p>Deal 647-2 24 Unit Apartment Fresno, CA 93710 Ask: \$1.53MM + 4% Built: 1968 Building Size: 17,000 sf Lot Size: 24,000 sf 8 1 bdrm/1 bath 16-2 bdrm/1 bath Details Attached: Improvements, financia expenses, rent roll</p> <p>-----</p> <p>Deal 647-3 84 Unit Apartment Fresno, CA Seller Asking \$12.295M + 4% buyers fee Built 1985 13 Buildings Lot Size: 5.43 Acres All 2 bdrm/2 bath Details Available</p> | | | | |

| deal_asset_id | seller_id | state: | path: | Released: : |
|---|-----------|--------|-------|-------------|
| 650 | 15241 | _NC_ | 2 | amn_201 |
| New SCOTTSDALE AZ PERFORMING NOTE: Sale!! OUTSTANDING EQUITY! | | | | |
| LTV:45%Lien Position: Loan Purpose:PurchaseOrigination Date:First 5/16/2017 Loan Type: 2 yr Interest Only 1st Pymt Date: 7/1/2017 Rate:8.0%Maturity Date: Default Rate:24.0% Rate Type: Fixed5/16/2019 | | | | |
| The collateral for this loan is a 4.94 acre cul-de-sac Homesite in the Desert Mountain community with 286 foot road frontage situated on the north slope of Lone Mountain. All surrounding lots are in the same size range as well as nearly 45 acres of natural area open space to the north of the lot. Views of valley lights to the west and mountain views to the north and east are excellent. | | | | |
| Desert Mountain is an 8,000-acre private, gated Arizona golf community with a unique collection of six Jack Nicklaus Signature golf courses set at an altitude of about 3,000 feet in the spectacular High Sonoran Desert terrain of northern Scottsdale. A swim & tennis facility and five clubhouse/restaurants are also part of the recreational amenities available to club members. Homesites are priced from \$75,000 to \$1.8 million with homes priced from \$600,000 to \$8 million. | | | | |
| BORROWER SUMMARY Borrower of record is a Limited Liability Company in the state of Colorado with primary representative and personal guarantor on this 24 month mortgage to mature May 2019. Loan was used for a Purchase money loan secured by this Building Site located within the Desert Mountain development. The Borrower came to Riverdale Funding seeking swift purchase leverage. Riverdale Funding was able to quickly fund the loan in order to meet Borrower's purchase offering. | | | | |

| deal_asset_id | seller_id | state: | path: | Released: : |
|--|-----------|--------|-------|-------------|
| 649 | 15544 | _IL_ | 0 | imp_201 |
| INDUSTRIAL WAREHOUSE IN CHICAGO! Target pricing is \$17.22 PSF or \$22,500,000 The property is in a mixed area with mainly residences nearby which seem to be on the rise. | | | | |
| - Listed on National Register of Historic Places - Listed Zone 2 in Chicago’s Enterprise Zone Program - Complex encompasses 1,306,333 squarefeet - Zoned M1-1 - Under 20 minutes to Midway International Airport and Chicago Loop - 250-350 PSF Floor Loads - Fully Sprinklered - Six Buildings with 30,160 to 188,034 Sq. Ft. Floor Plates - Building Connected by Tunnels and Bridges - 2-3 Heavy Load Elevators Per Building - Very unique clock tower in front of building | | | | |

| deal_asset_id | seller_id | state: | path: | Released: : |
|---|-----------|--------|-------|-------------|
| 648 | 15546 | _IL_ | 0 | ctk_201 |
| INDUSTRIAL WAREHOUSE IN CHICAGO! Highly Motivated Seller 3 buildings totalling 186,000 SF 6.3 acre site Parking: 2.6 acres Ceiling Height: 14'–20' Drive-In Doors: 3 Truck-Level Docks: 4 Sprinklers: Yes Heat: Gas forced air Possession: 60 days Zoning: M1-2 Taxes: \$55,743.70 (2012 actual) Sale Price: \$1,700,000 Large land site for redevelopment | | | | |

| | | | | |
|---|-----------|--------|----------------|----------------------|
| deal_asset_id | seller_id | state: | path: 1 | Released: : 20161123 |
| 571 | 15355 | _UT_ | deal_type: 178 | |
| Minnesota bank is offering the following Commercial Performing Loans in UT FOR SALE to investors | | | | |
| The Bank is has two performing loans for sale! Choose one only, or drive a hard bargain for a package deal! | | | | |
| DEAL 1: --Asset Valuation Criteria --Location-- Vernal, UT; good neighborhood; industrial park --Reo / Pl / Npl-- Performing loan --Reason For Selling-- Downturn in domestic oil exploration --Pricing Guidelines-- 95% of UPB --Appraisal Value-- \$6,400,000.00 --Appraised When-- 12/5/2014 --Commercial Or Residential-- Commercial --LTV-- 73% --Orig Balance-- \$4,966,411.01 --I nterest-- 5.25% Fixed --Current UPB-- \$4,639,001.74 --Payment Amount-- \$39,317.94 --Length Of Term-- 40 months --Number Payments Made-- 19 --Pay History-- One 30-day late --Maturity Date-- 8/15/2018 --I f Commercial:Income And Expenses-- Yes; this is a publicly traded company -- 10-Ks, 10-Qs, etc. available on their website SDPI.com --Credit History Of Borrower-- Excellent --Owner Occupied / Occupied? -- 75%, or 3 of the 4 buildings --Last Pay Date - Next Pay Date-- 11/17/16; 12/15/16 --Liens, Repairs, Unpaid Bills-- None known --I f commercial, CAP, cashflow, type business-- Manufacturer of drill string components for the oil field ind --Title Policy? Is available --Appraisal Docs? Is available --Copy of the Note? Is available Deal 2 Asset Valuation Criteria --Full Address Naples, UT; 12.01 ac comm land; good area --Reo / Pl / Npl Performing loan --Reason For Selling Related debt of seller --Pricing Guidelines best offer --Appraisal Value \$2,740,000.00 --Appraised When 12/5/2014 --Commercial Or Residential Zoned Commercial --LTV 40% --Orig Balance \$1,641,770.00 --I nterest 5.25% Fixed --Current UPB \$1,107,220.43 --Payment Amount \$10,100.56 --Length Of Term 40 Months --Number Payments Made 93 --Pay History Three 30-day lates --Maturity Date 8/15/2018 --I f Commercial: Income And Expenses are Available --Credit History Excellent --Last Pay Date - Next Pay Date --11/1/16; 12/1/16 --Liens, Repairs, Unpaid Bills None known --I f commercial, CAP, cashflow, type business Is a Holding Company --Title Policy? Available --Appraisal Docs? Available --Copy of the Note? Available NOTE: Deal 1: The land loan on the 12 acres – the borrowe has been making payments on this debt since August of 2008 when the original investors could no longer afford the holding costs. Deal 2. The building loan originated as construction financing in March 2007, converting to an amortizing permanent note in December 2008. | | | | |

Total Assets: 36