**December 2020**

**Are you interested in buying** **real estate notes?**

Below is information for the notes we would be willing to sell.

**1.) 28 Keith St. Hanover Township, PA 18706**.  Borrower purchased for $89,900 put $59,000 cash down down and financed the balance.  I rolled closing costs into the loan.  $35,689.41 is the loan balance.  The buyer is a contractor and fixed the place up a bit.  As is value around $125,000.  This loan is being serviced by FCI Loan servicing.  Monthly payment is $358.13.  Loan balance is $35,689.41.  The buyer is escrowing for taxes with FCI.  Buyer also pays the loan servicing fee.   Amortization is 15 years at 8.50%

[https://www.zillow.com/homedetails/28-Keith-St-Hanover-Township-PA-18706/53529041\_zpid/](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.zillow.com%2Fhomedetails%2F28-Keith-St-Hanover-Township-PA-18706%2F53529041_zpid%2F&data=04%7C01%7C%7Cfa5bd4311fbe4f6266be08d8a1e95e4f%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637437371130461911%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=IBvCdRS0vlewpnfX3bGt7Q5nqITOXopSWNcZkzDLFHs%3D&reserved=0)

**2.) 50 E Bergh St. Plains, PA 18705**.  Sold to buyer for $69,900 he put $7,000 down.  This is an installment contract so the property is still officially in my company’s name.  He has made 25 payments of $874.66 of which $682.63 is P & I, $125 towards RE Taxes, $37.03 for homeowners insurance and $30 for loan servicing.  Loan balance is $51,800.26.  I am in the process of moving this over to FCI loan servicing.  Amortization is 10 years at 5.50%

[https://www.zillow.com/homedetails/50-E-Bergh-St-Plains-PA-18705/53504037\_zpid/](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.zillow.com%2Fhomedetails%2F50-E-Bergh-St-Plains-PA-18705%2F53504037_zpid%2F&data=04%7C01%7C%7Cfa5bd4311fbe4f6266be08d8a1e95e4f%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637437371130471906%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=GXzgimhPthI7M49Qzkutza5kdenJfGS3gbKEOjSEuRE%3D&reserved=0)

**3.) 21 Hillary Dr. White Haven, PA 18661**.  Sold for $80,000 the buyer put down $10,000 and makes monthly payments of $1,130.  P & I is $886.73, tax escrow $212.50 and $30 towards loan servicing.  I have self serviced this note but am transferring to FCI Note servicing.  Loan balance is $64,129.89  (He rented for the first year and also put down $10,000)  Value of the home is around $110,000.  The buyer built a large deck on the front, landscaped, enlarged driveway, put all new fascia and gutters, downspouts, insulated the crawl space and added a sump pump.  The interior has a brand new kitchen, bath, flooring, windows, doors, appliances, etc…   Amortization is 10 years rate is 9%

[https://www.zillow.com/homedetails/21-Hillary-Dr-White-Haven-PA-18661/53549804\_zpid/](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.zillow.com%2Fhomedetails%2F21-Hillary-Dr-White-Haven-PA-18661%2F53549804_zpid%2F&data=04%7C01%7C%7Cfa5bd4311fbe4f6266be08d8a1e95e4f%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637437371130471906%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=stfOGbME2W2c%2BUP1WZAMcgiVAbEA2X4%2FJxvXWi%2BqYzk%3D&reserved=0)

**4.) 221 Carnegie Ave. Youngstown, OH 44545**.  totally renovated home. Sold for $40,000, Buyer put down $2,000.  Home value around $56,500.  This is an installment contract, still in my entities name.  Monthly payment is $650.00.  P & I $502.17, Tax & insurance escrow $147.83.  Buyer has made 26 payments.  Loan balance is $32,639.27.  Amortization is 10 years rate is 10%

[https://www.zillow.com/homedetails/221-Carnegie-Ave-Youngstown-OH-44515/34829931\_zpid/](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.zillow.com%2Fhomedetails%2F221-Carnegie-Ave-Youngstown-OH-44515%2F34829931_zpid%2F&data=04%7C01%7C%7Cfa5bd4311fbe4f6266be08d8a1e95e4f%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637437371130481899%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=hLzcW9eGIV2KI15%2FdjX5O%2BAabC8ON%2BumxDihx9ZKS74%3D&reserved=0)

**Email me if any of these notes interest you.**