



Note Case Study – Orlando Florida

Opportunity:

This was a non-performing residential 1st lien in Orlando FL, on an owner occupied, 3 bedroom, 1 bathroom single family residence. The previous lender began foreclosure in 2016 but progress stalled when the borrower filed bankruptcy days before the scheduled sale date. The bankruptcy was dismissed for failure to pay court fees and file all necessary documentation. We revived the foreclosure as soon as the loan was boarded with our servicer.



Financial Details:

Unpaid Balance (UPB): \$25,332

Estimated Home Value (BPO): \$65,000

Acquisition Price: \$20,000

Estimated Monthly Rent: \$1,000

Reserve for Expenses: \$11,235

Outcome:

After getting the note boarded, the foreclosure process was restarted as planned. Florida is a judicial state and foreclosures can take 12 months+. 6 months into the deal, the borrower sold the home and paid off the loan.

Proceeds Received: \$31,536.56

To JV – Refund of Purchase Price: \$20,000

Acquisition Price: \$20,000

To JV – Advance for Expenses: \$11,235.00

Total Expenses: \$2,510.09

To JV- Share of Profit Earned: \$4513.24

Profit: \$9,026.47

Total ROI: 28.9%

JV Share: \$4,513.24

ROI to JV: 14.4%