

Loan Type: **PERFORMING**

Property Address: **SLEEPY LANE, SAN ANTONIO, TX**

Current Value: \$120,000.00

**Note Information**

Document type: **Note & Deed of Trust**

Sales Date: **7/1/2014**  
Sales Price: **\$90,000.00**  
Down payment: **\$2,500.00**  
Original Loan Balance: **\$87,500.00**  
Terms in Months: **360**  
Interest Rate: **9.1%**  
Monthly P&I Amount: **\$710.35**  
Monthly T&I Amount: **\$73.42 tax/\$79 mgt**  
Total Monthly Payment: **\$865.00**

Current Unpaid Balance: **\$85,447.45**  
Date of first payment: **9/1/2014**  
Date of next payment: **11/1/2017**  
# of payments made: **38**  
# of payments left: **322**

Asking Price: **\$84,178.97**  
Total Cash Payment: **180 months @ \$710.35 = \$127,863.00**  
ITV: **70%**  
Yield to Investor: **6%**  
Assuming complete borrower performance  
Less monthly servicing fee of \$18.50

**Property Description**

Property Type: **SF**  
Occupancy: **OO**  
Bed: **3**  
Bath: **2**  
SQ FT: **1296**  
Acreage: **n/a**  
Avg. Rent: **\$1100.00**

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Pictures

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Google Maps 8818 Sleepy St

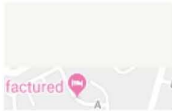


Image capture: Mar 2011 © 2018 Google

Converse, Texas



Street View - Mar 2011



**ACQUISITION DETAILS**

File Submitted 5/22/2017

Closed 12/2017

Property Title under 8818 Sleepy Lane Land Trust

Manager of the Trust: Brian Payton, Trustee

Beneficiary of the Trust was not listed on any documents

8818 Sleepy Lane Land Trust Agreement and Declaration of Trust between ATW Investments, Inc., as Grantor and Beneficiary and Brian Payton, Trustee.

Assignment of Beneficial Interest in Trust from ATW Investments, Inc. to HA Series LLC, a Nevada LLC, executed by Brian Payton, Trustee and marked "Un-recordable".

HA Series LLC, a Nevada LLC, owed 100% by IRA

Curative Title:

Notice of Removal of trustee and Substitute Trustee Appointed

Affidavit of Fact; Executed by Substitute Trustee the sole beneficiary of the Land Trust was HA Series LLC, a Nevada LLC solely owned by IRA.

\$66,249.00 Original Offer

\$63,988.62 Full Purchase

\$84,178.97 Partial Sale

\$20,190.00 Profit, less closing cost and fees