

# Private Funding Opportunity

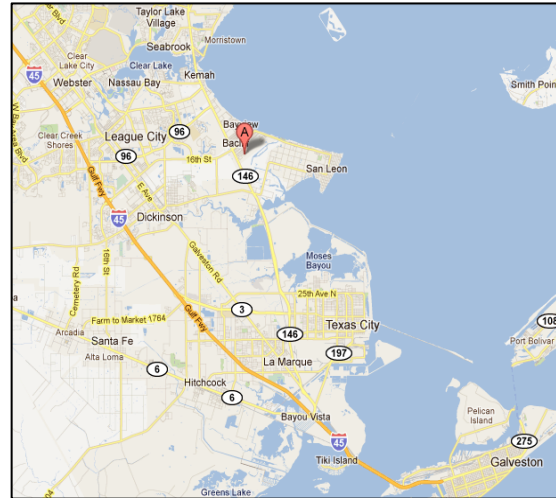
1010 Chase Park, Bacliff, TX 77518

Offered By: Taurino Partners, LLC

Funding Date: October 26, 2011

## Private Investor Needed To Fund Cash-Out Loan for Remodel Projects in San Antonio, TX Offering a 10% Interest Rate.

This funding opportunity is for 100% (One Hundred Percent) of a first position real estate investment cash out loan in the amount of \$55,000 USD that will be used towards the acquisition and renovation of single family properties in the San Antonio, TX area. While the loan amount will fund several on-going projects already in process we believe a 6-month loan term with the Borrower is ample time to complete several of them. There is a four month interest guarantee for a private lender and we did offer an option for a one-time loan extension with same terms at a cost of 2 points that we would split with private investor. This loan will be secured by a Deed of Trust on borrower's Bacliff investment property.



### Projected Returns:

Investment Amount:	\$55,000.00
Loan Term:	6-Months
Interest Rate:	10%
Loan Type:	Interest Only
Interest Payments:	\$458./month
Total Investor Proceeds:	\$2,748.
Return on Investment:	5.00%
<b>Annualized Rate of Return:</b>	<b>10.00%</b>

### Property Information:

1010 Chase Park Drive is a 1,595 square foot single-family residence that was built in 2000. It has 3-bedrooms, 2- full baths and is located in the Chase Park subdivision in Galveston County, TX. This property is 10 minutes to Kemah Boardwalk and 20 minutes Galveston. Properties in the subdivision on average sell within 71 days with an average sales price of \$110,000. The average sold price per square foot is \$63.

### Available Documents:

- Property Appraisal
- Preliminary Report / Title Commitment
- Preliminary Promissory Not
- Preliminary Deed of Trust
- Lender Closing Instructions

### For More Information:

#### Robert Young

The Texas Note Company, LLC

Phone: 512.970.7857

Email: robert@txnoteco.com