

Pre-Vetted Notes

Analyzed and Powered by:



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TRUST BUT VERIFY!

Performing Note Analysis

Demographics

Estimated Returns


- Estimated Cash on Cash
- IRR (based on holding period)
- Payments Left
- Suggested Holding Period
- Suggested Percentage of UPB to sell at
- Buyers IRR (This will be the buyers IRR when the note is sold)

Valuations:


- Suggested Offer Price
- Percentage of UPB (based on offer price)
- Note Details: (Investment to value)
- Estimated ARV (Based on IPA valuation)

PN - 1st POSITION

Anderson, IN



SUGGESTED OFFER: \$50,725

REVIVAL  BROTHERS

ESTIMATED RETURNS		NOTE DETAILS	
Cash on Cash:	13.94%	UPB:	\$72,464
IRR:	13.41%	P&I:	\$645.00
Periods Left:	223 Months	Interest Rate:	8.4%
Holding Period:	60 Months	Original Loan:	\$80,500
Sell Note At:	82% of UPB	Original Date:	2/1/2013
Buyer IRR:	12.03%	Next Due:	10/1/2019
		Inv. To Value:	62.53%


DEMOGRAPHICS		PROPERTY DETAILS	
Crime:	Average	Bedrooms:	3
Income:	\$34,441	Bathrooms:	1
Schools:	Below Avg	Year Built:	0
Population:	55,500	Lot Size:	6.0 Acres
Unemployment:	4.10%	Sq. Footage:	1,356 SF

Price: 70% of UPB **Est. ARV: \$84,000**

Performing Note - Calc Sheet

Functions

Capital Invested		
Forclosure Laws: Indiana		
Forclosure Procedure: Judicial		
Redemption Period: None		
Performing 1st		
OCCUPANCY:	Occupied	
INVS TYPE:	Note	
Equity At UPB:	\$11,536	
ARV (after repair value)	56%	\$84,000
AIV (as is value)	76%	\$62,500
UPB (unpaid principal bal)	65%	\$72,464
FINANCING		
OFFER PRICE:		
\$47,000		
ANNUAL COSTS		
PROPERTY TAXES	2018	\$1,111
INSURANCE		\$978
PURCHASING COSTS		
BROKER FEE		\$1,800
ACQUISITION		\$47,000
APPRAISAL FEE		
BACK TAXES:		
TITLE /ESCROW		
LIENS: junior liens judgements mechanic's child support		
OTHER		
% of ARV: 58.1%	SUB TOTAL: \$48,800	
DIRECT COSTS		
RENOVATION EST.	7.0 wks	\$15,000
WINTERIZATION		\$500
CASH FOR KEYS		\$0
ATTORNEY FEES "Foreclosure & Eviction"		\$5,500
PRESERVE MISC		\$1,800
OTHER		
% of ARV: 27.1%	SUB TOTAL: \$22,800	
HOLDING COSTS		
LOAN SERVICING		\$455
TOTAL PROJECT TAXES		\$1,759
TOTAL PROJECT INSURANCE		\$1,549
UTILITIES: gas electric trash/water		\$1,025
LEVERAGED PAYMENTS		\$0
OTHER: input total amount only		
% of ARV: 5.7%	SUB TOTAL: \$4,788	
PROJECT COSTS: \$76,388		
% of ARV: 90.9%		

Due Diligence		
		
PERFORMING NOTE		
Est. Time	61.4 Mo	NET PROFIT
		\$33,557
		IRR
		14%
ADDRESS: Anderson, IN		
LAST SOLD: NA	PARCEL #: 481126100009000003	
YEAR BUILT: 1909	County: Madison	
TYPE: SFR	MARKET RENTS	
BED: 3	Single Family	\$850
BATH: 1		
SF: 1,356		
LOT SIZE: 251,360 SQFT		
E-VALUES		
Zillow	\$82,712	Google Maps
iComps	\$80,230	CRIME: Average
Homesnap	NA	INCOME: \$34,441
Eappraisal	\$67,137	SCHOOLS: Below Avg
Trulia	NA	POPULATION: 55,500
Avg Value	\$75,026	UNEMPLOYMENT: 4.10%
Market Comparables		
ADDRESS	BED BATH	SF \$/SF VALUE
1851 W 400 S, Anderson, IN,	3 1	1,138 \$121 \$138,000
5521 Idella Drive, Anderson, IN,	3 2	1,375 \$83 \$114,000
1906 W 200 N, Anderson, IN,	3 1	1,206 \$69 \$83,500
NA	NA NA	NA NA
NA	NA NA	NA NA
AVERAGE COMP VALUE: \$123,582		
Avg: \$91 \$111,853		
Days on Market: 72 Days		

Exit Strategies		
PERFORMING NOTE		
Rate: 8.44%	Payment: \$645	Original Loan: \$80,500
LOAN PAYOFF:	At Beg: \$72,464	At End: \$62,409
PN PERIOD: 60 Mo	UPB: \$72,464	
PN PMT RCV: \$38,700	EST. PERIODS LEFT: 223 Mo	
PN UPB END: \$62,409	Capital Invested	\$48,800
SELL PN AT 82% of UPB	IRR	13.5%
Buyer IRR: 12.0%	ROI	15.0%
	PROFIT	\$33,557
FORECLOSURE SALE		
UPB: \$72,464	Capital Invested	\$57,265
Est. Past Due: \$0	ANN ROI	21.0%
MAX BID: \$72,464	ROI	26.5%
MIN BID: \$65,855	PROFIT	\$15,192
WHOLESALE "AS IS"		
AS IS VALUE	\$/SF:	\$46 \$62,000
AGENT / CLOSING FEES	9%	-\$5,580
NET TOTAL: \$56,420		
Capital Invested \$61,388		
PROJECTED RETURNS:		
	ANN ROI	ROI
	0.0%	0.0%
		PROFIT
		-\$4,589
RENTAL		
MARKET RENT		\$850
OPERATING EXP: mtg maint vac	25%	\$213
TAXES & INSURANCE		\$174
LEVERAGED 1st MTG PAYMENTS		\$0
Cap Rate: 6.6%	NET CASH FLOW	\$463
Recoup Period: 13.6 Yrs	Capital Invested	\$75,629
GRM: 8.2	ROI	7%
	NET PROFIT	\$5,561
PROJECTED RETURNS:		
	ANN ROI	ROI
	4.5%	17.0%
		PROFIT
		\$12,859
FIX AND FLIP		
ARV VALUE	\$/SF:	\$62 \$84,000
AGENT / CLOSING COSTS	9%	-\$7,560
NET TOTAL: \$76,440		
Capital Invested \$76,388		
PROJECTED RETURNS:		
	ANN ROI	ROI
	0.4%	0.6%
		PROFIT
		\$431

Exit strategy selected

Equity in the property

ARV: Averaged from comps and online values

Internal Rate of Return "IRR" (based on holding period)

Buyer IRR (This will be the buyers IRR when the note is sold)

Suggested offer price

Estimated investment term: From purchase to disposition

Revival Brothers Fee

Investment to value

Online values – Average

Comps – Average


Non-Performing Note Analysis

Exit Strategies & Returns

- **Fix and Flip:** If property is acquired at foreclosure auction, evict, renovate and sell. renovation cost is based on \$/square foot.
- **Wholesale:** If property is not acquired at foreclosure auction, sell it "as is".
- **Rent and Sell:** If property is not acquired at foreclosure auction, evict, rent for a period of 2 years then sell.
- **Sell at Foreclosure Auction:** Return is based on a min. bid showing a 15% return.
- **Reperform the Note:** Based on selling the note after a 12 mo. of seasoning.
- **Flipping the Note:** Purchase the note at a discount and sell it at a % of UPB, the suggested selling price is set at 60% of UPB.

NPN - 1st POSITION
NON-PERFORMING NOTE

St Louis, MO



ESTIMATED RETURNS AVAILABLE

EXIT STRATEGIES	INVEST.	ROI	PROFIT	TIME
Fix & Flip:	\$56,365	19%	\$10,771	7.8 Mo
Wholesale:	\$41,745	21%	\$8,685	8.8 Mo
Rental Sale:	\$55,986	15%	\$24,222	31.9 Mo
Foreclosure Sale:	\$36,889	15%	\$5,533	4.8 Mo
Re-Perform Note:	\$34,749	13%	\$5,034	13.8 Mo
Flip Note:	\$0	0%	\$0	0.0 Mo

PROPERTY DETAILS

Bed: 3 | Bath: 1 | Year: 1953 | Lot Size: 0.1 Acres | 1,326 SF

DEMOGRAPHICS

Crime: **Very High**

Income: **\$40,346**

Schools: **Poor**

Population: **318,172**

Unemployment: **4.30%**

NOTE DETAILS

UPB: **\$43,938**

P&I: **\$394**

Interest Rate: **9.90%**


Original Loan: **\$44,400**

Next Due Date: **5/1/2019**

SUGGESTED OFFER: **\$27,900**

ARV: **\$73,359**

Price: **63% of UPB**

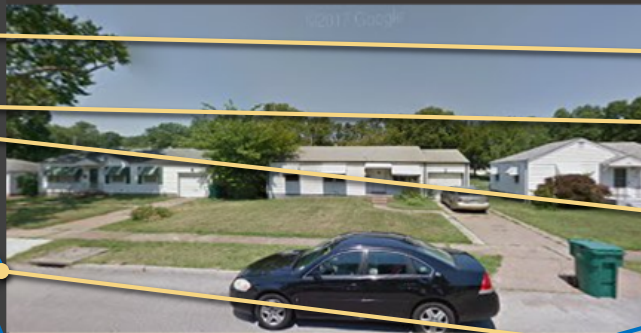


Valuations:

- **Estimated ARV:** Based on IPA valuation
- **Percentage of UPB:** The suggested price is based on this % of UPB
- **Suggested Offer Price:**

Demographics

Non-Performing Note - Calc Sheet

Capital Invested		Due Diligence		Exit Strategies	
Foreclosure Laws: Missouri Foreclosure Procedure: Non-Judicial Redemption Period: 365 Days		Semi/Non-Performing 1st OCCUPANCY: Occupied INVS TYPE: Note		REPERFORM NOTE <input type="checkbox"/> FN <input checked="" type="checkbox"/> RP 1st Position <input checked="" type="checkbox"/>	
Equity At UPE: \$29,421 ARV (after repair value) 38% \$73,359 AIV (as is value) Calc AIV 51% \$55,000 UPB (unpaid principal bal) 63% \$43,938				Rate: 9.90% Payment: \$394 Original Loan: \$44,400 LOAN PAYOFF: At Beg: \$43,938 At End: \$43,394 RP PERIOD: 12 Mo UPB: \$43,938 RP PMT REC: \$4,733 FULLY REINSTATED: \$1,538 RP UPB END: \$43,394 Capital Invested \$34,749 SELL RP AT 80% of UPB ANN ROI CoC NET PROFIT Buyer IRR: 12.9% \$34,715 12.5% 10.2% \$5,034	
FINANCING <input type="checkbox"/> OFFER PRICE: \$27,900		REPERFORM NET PROFIT ANN ROI Est. Time: 13.8 Mo \$5,034 13%		FORECLOSURE SALE Est. Foreclosure Time: 3 Mo UPB: \$43,938 Capital Invested \$36,889 Est. Past Due: \$1,578 ANN ROI ROI PROFIT MAX BID: \$43,938 54.2% 19.1% \$7,048 MIN BID: \$42,423 41.4% 15.0% \$5,532	
ANNUAL COSTS Tax Year PROPERTY TAXES 2018 Est. Tax \$1,500 INSURANCE Calc Ins. \$593		ADDRESS: St Louis, MO Copy LAST SOLD: Jan 21, 2014 PARCEL#: NA YEAR BUILT: 1953 County: St. Louis City TYPE: SFR MARKET RENTS B/D: 3 Single Family \$950 BATH: 1 SF: 1,326 LOT SIZE: 6,316 SQFT		WHOLESALE AS IS AS IS VALUE \$/SF: \$41 \$55,000 AGENT / CLOSING FEES 9% -\$4,950 NET TOTAL: \$50,050 Capital Invested \$44,745	
PURCHASING COSTS BROKER FEE \$1,800 ACQUISITION \$27,900 APPRAISAL FEE BACK TAXES: TITLE /ESCROW LIENS: junior liens judgements mechanic's child support OTHER % of ARV: 40.5% SUB TOTAL: \$29,700		F-VALUES DEMOGRAPHICS Zillow \$70,875 Google Maps iComps \$68,748 INCOME: \$40,346 Homesnap NA SCHOOLS: Poor Appraisal \$51,362 POPULATION: 318,172 Trulia \$70,072 UNEMPLOYMENT: 4.30% Avg Value \$68,664 MARKET TEMP: 42.3% Slightly Cool		PROJECTED RETURNS: ANN ROI ROI PROFIT 29.4% 20.8% \$8,685	
DIRECT COSTS Check if Applies RENOVATION EST. Rehab Time: 7.0 wks \$15,000 Rehab \$/SF: \$11.31 WINTERIZATION <input checked="" type="checkbox"/> \$500 CASH FOR KEYS <input checked="" type="checkbox"/> \$1,500 ATTORNEY FEES "Foreclosure & Eviction" <input checked="" type="checkbox"/> \$5,500 PRESERVE MISC <input checked="" type="checkbox"/> \$1,800 OTHER % of ARV: 33.1% SUB TOTAL: \$24,300		MARKET COMPARABLES ADDRESS BED BATH SF \$/SF VALUE 1115 Nectar Dr, Saint Louis, MO 4 3 1,404 \$64 \$89,900 10050 Elba Ln, Saint Louis, MO 3 2.5 1,522 \$81 \$123,000 928 Marias Dr, Saint Louis, MO 3 1 1,072 \$45 \$48,500 10522 Byfield Dr, Saint Louis, MO 3 1 1,050 \$56 \$59,000 10401 Coburg Lands Dr, Saint Louis, MO 3 1 1,008 \$48 \$48,425 AVERAGE COMP VALUE: \$78,054 Avg: \$50 \$73,765 -----(based on Avg \$/SF)---- Days on Market: 42 Days		RENTAL Setup: 7.9 Mo Rent: 24 Mo MARKET RENT \$950 OPERATING EXPENSES (maint vac) 25% \$238 TAXES & INSURANCE \$174 LEVERAGED 1st MTG PAYMENTS \$0 Cap Rate 8.8% NET CASH FLOW \$538 Recoup Period 8.7 Yrs Capital Invested \$55,986 GRM 6.4 ROI NET PROFIT ANNUAL CASH-ON-CASH 12% \$6,457 PROJECTED RETURNS: ANN ROI ROI PROFIT 14.5% 43.3% \$24,222	
HOLDING COSTS Check if Applies LOAN SERVICING <input checked="" type="checkbox"/> \$150 TOTAL PROJECT TAXES <input checked="" type="checkbox"/> \$1,000 TOTAL PROJECT INSURANCE <input checked="" type="checkbox"/> \$395 UTILITIES: gas electric trash/water <input checked="" type="checkbox"/> \$820 LEVERAGED PAYMENTS \$0 OTHER: input total amount only % of ARV: 3.2% SUB TOTAL: \$2,365 PROJECT COSTS: \$56,365 % of ARV: 76.8%				FIX AND FLIP ARV VALUE \$/SF: \$55 \$73,359 AGENT / CLOSING COSTS 9% -\$6,602 NET TOTAL: \$66,757 Capital Invested \$56,365 PROJECTED RETURNS: ANN ROI ROI PROFIT 30.7% 19.1% \$10,771	

Functions

- Exit strategy selected
- Foreclosure procedure details
- Equity in the property
- Net Profit
- ARV: Averaged from comps and e-values
- Min and max bid at FC auction
- Suggested offer price
- Main Reporting window: Displays selected exit strategy
- Estimated investment term: From purchase to disposition
- Revival Brothers Fee
- Monthly Rent
- Renovation costs: Based on price per sq. ft.)
- Online values – Average
- Comps – Average
- Days on Market

Package: RB-01

Date Submitted: 9/18/2019

1st Position Loans

- Performing Notes (PN)
- Non-Performing Notes (NPN)

PN - 1st POSITION

PERFORMING NOTE

Des Moines, IA



SUGGESTED OFFER: \$25,500



ESTIMATED RETURNS

Cash on Cash: **19.59%**
IRR: **12.73%**

Periods Left: **121 Months**
Holding Period: **121 Months**
Sell Note At: **N/A**
Buyer IRR: **N/A**

DEMOGRAPHICS

Crime: **Average**
Income: **\$49,203**
Schools: **Below Avg**
Population: **206,568**
Unemployment: **3.10%**

Price = 68% of UPB

AVAILABLE

NOTE DETAILS

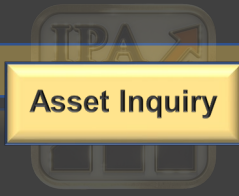
UPB: **\$37,614**
P&I: **\$495.57**
Interest Rate: **10.0%**
Original Loan: **\$37,500**
Original Date: **4/1/2019**
Next Due: **8/1/2019**
Inv. To Value: **33.53%**

PROPERTY DETAILS

Bedrooms: **2**
Bathrooms: **1**
Year Built: **0**
Lot Size: **0.1 Acres**
Sq. Footage: **774 SF**

Est. ARV: \$81,420

Asset ID: RB-01223417



Asset Inquiry

Calculation Sheet

Submitting an Offer:
Click "Asset Inquiry" above. In the email, indicate the Note ID and offer amount.

If link above is not working email us at: PVA@revivalbrothers.com

Important:
If you haven't filled out the electronic NDA and vetting application, please click on the link below to send us a request.

Request Vetting Package

If link above is not working email us at: vetting@revivalbrothers.com



REVIVAL BROTHERS
BUILDING WEALTH IN REAL ESTATE

Forclosure Laws: Iowa	
Forclosure Procedure: Judicial	
Redemption Period: 20 Days	
Performing 1st	
OCCUPANCY:	Occupied
INVS TYPE:	Note
Equity At UPB: \$43,806	
ARV (after repair value)	31% \$81,420
AIV (as is value) Calc AIV	52% \$48,852
UPB (unpaid principal bal)	68% \$37,614
FINANCING	
OFFER PRICE:	
\$25,500	



ANNUAL COSTS	
PROPERTY TAXES	2018 Est. Tax \$986
INSURANCE	Calc Ins. \$508

PURCHASING COSTS	
BROKER FEE	\$1,800
ACQUISITION	\$25,500
APPRAISAL FEE	
BACK TAXES:	
TITLE /ESCROW	
LIENS: junior liens judgements mechanic's child support	
OTHER	
% of ARV: 33.5% SUB TOTAL: \$27,300	

DIRECT COSTS	
RENOVATION EST.	Rehab Time: 7.0 wks Rehab \$/SF: \$17.00 \$13,158
WINTERIZATION	<input checked="" type="checkbox"/> \$500
CASH FOR KEYS	<input checked="" type="checkbox"/> \$1,500
ATTORNEY FEES "Foreclosure & Eviction"	<input checked="" type="checkbox"/> \$5,500
PRESERVE MISC	<input checked="" type="checkbox"/> \$1,800
OTHER	
% of ARV: 27.6% SUB TOTAL: \$22,458	

HOLDING COSTS	
LOAN SERVICING	<input checked="" type="checkbox"/> \$350
TOTAL PROJECT TAXES	<input checked="" type="checkbox"/> \$1,068
TOTAL PROJECT INSURANCE	<input checked="" type="checkbox"/> \$550
UTILITIES: gas electric trash/water	<input checked="" type="checkbox"/> \$1,025
LEVERAGED PAYMENTS	\$0
OTHER: input total amount only	
% of ARV: 3.7% SUB TOTAL: \$2,994	
PROJECT COSTS:	\$52,752
% of ARV:	64.8%

PERFORMING NOTE	NET PROFIT	IRR
Est. Time 121.0 Mo	\$21,088	13%

ADDRESS:	Des Moines, IA	Copy
LAST SOLD:	Dec 28, 2011	PARCEL #: 05000252000000
YEAR BUILT:	1924	County Polk
TYPE:	SFR	MARKET RENTS
BED:	2	Single Family \$900
BATH:	1	
SF:	774	
LOT SIZE:	5,183	SQFT

E-VALUES		DEMOGRAPHICS	
Zillow	\$66,235	CRIME:	Average
iComps	\$64,247	INCOME:	\$49,203
Homesnap	\$68,000	SCHOOLS:	Below Avg
Eappraisal	\$80,505	POPULATION:	206,568
Trulia	\$71,860	UNEMPLOYMENT:	3.10%
Avg Value	\$70,169	MARKET TEMP:	53.3% Slightly Cool

Market Comparables					
ADDRESS	BED	BATH	SF	\$/SF	VALUE
1746 E 21st St, Des Moines, IA,	2	1	756	\$106	\$80,000
1621 E 24th St, Des Moines, IA,	2	1	720	\$118	\$85,000
2757 Indianapolis Ave, Des	2	1	846	\$134	\$113,000
1905 E 21st St, Des Moines, IA,	2	1	674	\$147	\$99,000
2422 Garfield Ave, Des Moines,	2	1	880	\$94	\$83,000
AVERAGE COMP VALUE:					\$92,671
----(based on Avg \$/SF)----					
Avg: \$120					\$92,000
Days on Market: 67 Days					

PERFORMING NOTE		
Rate: 10.00%	Payment: \$496	Original Loan: \$37,500
LOAN PAYOFF: At Beg: \$37,614 At End: \$0		

PN PERIOD:	0 Mo	UPB:	\$37,614
PN PMT REC'd	\$59,964	EST. PERIODS LEFT	121 Mo
PN UPB END	\$0	Capital Invested	\$27,300

HOLDING NOTE	IRR	CoC	NET PROFIT
Buyer IRR: 0.0% \$0	12.7%	19.6%	\$21,088

FORECLOSURE SALE			
UPB: \$37,614	Capital Invested	\$34,824	
Est. Past Due: \$496	ANN ROI	ROI	PROFIT
MAX BID: \$37,614	11.0%	8.0%	\$2,789
MIN BID: \$37,614	11.0%	8.0%	\$2,789

WHOLESALE "AS IS"			
AS IS VALUE	\$/SF:	\$63	\$48,852
AGENT / CLOSING FEES		9%	-\$4,397
NET TOTAL:		\$44,455	
Capital Invested		\$39,594	
PROJECTED RETURNS:			
ANN ROI	ROI	PROFIT	
12.3%	13.1%	\$5,191	

RENTAL		
MARKET RENT	Setup 12.7 Mo	Rent: 24 Mo
OPERATING EXP: mtg maint vac	25%	\$225
TAXES & INSURANCE		\$125
LEVERAGED 1st MTG PAYMENTS		\$0
Cap Rate 8.1%	NET CASH FLOW	\$551
Recoup Period 7.9 Yrs	Capital Invested	\$52,093
GRM 7.5	ROI	NET PROFIT
ANNUAL CASH-ON-CASH	13%	\$6,606
PROJECTED RETURNS:		
ANN ROI	ROI	PROFIT
18.9%	69.7%	\$36,313

FIX AND FLIP			
ARV VALUE	\$/SF:	\$105	\$81,420
AGENT / CLOSING COSTS		9%	-\$7,328
NET TOTAL:		\$74,092	
Capital Invested		\$52,752	
PROJECTED RETURNS:			
ANN ROI	ROI	PROFIT	
38.6%	41.1%	\$21,670	

PN - 1st POSITION

PERFORMING NOTE

Anderson, IN



SUGGESTED OFFER: \$47,000



ESTIMATED RETURNS

Cash on Cash:	15.00%
IRR:	13.53%
Periods Left:	223 Months
Holding Period:	60 Months
Sell Note At:	82% of UPB
Buyer IRR:	12.03%

DEMOGRAPHICS

Crime:	Average
Income:	\$34,441
Schools:	Below Avg
Population:	55,500
Unemployment:	4.10%

Price = 65% of UPB

AVAILABLE

NOTE DETAILS

UPB:	\$72,464
P&I:	\$645.00
Interest Rate:	8.4%
Original Loan:	\$80,500
Original Date:	2/1/2013
Next Due:	10/1/2019
Inv. To Value:	58.10%

PROPERTY DETAILS

Bedrooms:	3
Bathrooms:	1
Year Built:	0
Lot Size:	6.0 Acres
Sq. Footage:	1,356 SF

Est. ARV: \$84,000

Asset ID: RB-01412913



Asset Inquiry

Forclosure Laws: Indiana		Performing 1st	
Forclosure Procedure: Judicial		OCCUPANCY:	Occupied
Redemption Period: None		INVS TYPE:	Note
Equity At UPB: \$11,536		% of Offer	
ARV (after repair value)	56%	\$84,000	
AIV (as is value)	Calc AIV 76%	\$62,000	
UPB (unpaid principal bal)	65%	\$72,464	
FINANCING		OFFER PRICE:	
		\$47,000	



ANNUAL COSTS		<i>Tax Year</i>	
PROPERTY TAXES	2018	Est. Tax	\$1,111
INSURANCE		Calc Ins.	\$978

PURCHASING COSTS		
BROKER FEE		\$1,800
ACQUISITION		\$47,000
APPRAISAL FEE		
BACK TAXES:		
TITLE /ESCROW		
LIENS: (junior liens judgments mechanic's child support)		
OTHER		
% of ARV: 58.1%		SUB TOTAL: \$48,800

DIRECT COSTS		<i>Check if Applies</i>
RENOVATION EST.	Rehab Time: 7.0 wks	\$15,000
	Rehab \$/SF: \$11.06	
WINTERIZATION	<input checked="" type="checkbox"/>	\$500
CASH FOR KEYS	<input type="checkbox"/>	\$0
ATTORNEY FEES "Foreclosure & Eviction"	<input checked="" type="checkbox"/>	\$5,500
PRESERVE MISC	<input checked="" type="checkbox"/>	\$1,800
OTHER		
% of ARV: 27.1%		SUB TOTAL: \$22,800

HOLDING COSTS		<i>Check if Applies</i>
LOAN SERVICING	<input checked="" type="checkbox"/>	\$455
TOTAL PROJECT TAXES	<input checked="" type="checkbox"/>	\$1,759
TOTAL PROJECT INSURANCE	<input checked="" type="checkbox"/>	\$1,549
UTILITIES: gas electric trash/water	<input checked="" type="checkbox"/>	\$1,025
LEVERAGED PAYMENTS		\$0
OTHER: input total amount only		
% of ARV: 5.7%		SUB TOTAL: \$4,788
PROJECT COSTS:		\$76,388
% of ARV:		90.9%

PERFORMING NOTE	NET PROFIT	IRR
Est. Time 61.4 Mo	\$33,557	14%

ADDRESS: Anderson, IN	Copy
LAST SOLD: NA	PARCEL #: 481126100009000003
YEAR BUILT: 1909	County: Madison
TYPE: SFR	MARKET RENTS
BED: 3	Single Family \$850
BATH: 1	
SF: 1,356	
LOT SIZE: 261,360 SQFT	

E-VALUES		DEMOGRAPHICS	
Zillow	\$82,712	CRIME:	Average
iComps	\$80,230	INCOME:	\$34,441
Homesnap	NA	SCHOOLS:	Below Avg
Eappraisal	\$62,137	POPULATION:	55,500
Trulia	NA	UNEMPLOYMENT:	4.10%
Avg Value	\$75,026	MARKET TEMP:	46.3% Slightly Cool

Market Comparables						
ADDRESS	BED	BATH	SF	\$/SF	VALUE	
1851 W 400 S, Anderson, IN,	3	1	1,138	\$121	\$138,000	
5521 Idella Drive, Anderson, IN,	3	2	1,375	\$83	\$114,000	
1906 W 200 N, Anderson, IN,	3	1	1,206	\$69	\$83,500	
NA	NA	NA	NA		NA	
NA	NA	NA	NA		NA	
AVERAGE COMP VALUE:				Avg:	\$91	\$111,833
----(based on Avg \$/SF)----					\$123,582	
				Days on Market:	72 Days	

PERFORMING NOTE				<input type="checkbox"/> FN	<input checked="" type="checkbox"/> PN	1st Position <input checked="" type="checkbox"/>
Rate: 8.44%	Payment: \$645	Original Loan: \$80,500				
LOAN PAYOFF:		At Beg: \$72,464	At End: \$62,409			
PN PERIOD: 60 Mo	UPB: \$72,464					
PN PMT REC'd \$38,700	EST. PERIODS LEFT 223 Mo					
PN UPB END \$62,409	Capital Invested \$48,800					
SELL PN AT 82% of UPB		IRR	CoC	NET PROFIT		
Buyer IRR: 12.0% \$51,175	13.5%	15.0%	\$33,557			
FORECLOSURE SALE				Est. Foreclosure Time: 13 Mo		
UPB: \$72,464	Capital Invested \$57,265					
Est. Past Due: \$0	ANN ROI	ROI	PROFIT			
MAX BID: \$72,464	21.0%	26.5%	\$15,199			
MIN BID: \$65,855	12.0%	15.0%	\$8,590			

WHOLESALE "AS IS"			
AS IS VALUE \$/SF:	\$46	\$62,000	
AGENT / CLOSING FEES	9%	-\$5,580	
NET TOTAL:		\$56,420	
Capital Invested		\$61,388	
PROJECTED RETURNS:			
ANN ROI	ROI	PROFIT	
0.0%	0.0%	-\$4,589	

RENTAL		Setup 18.8 Mo	Rent: 24 Mo	
MARKET RENT		\$850		
OPERATING EXP: mtg maint vac	25%	\$213		
TAXES & INSURANCE		\$174		
LEVERAGED 1st MTG PAYMENTS		\$0		
Cap Rate 6.6%	NET CASH FLOW	\$463		
Recoup Period 13.6 Yrs	Capital Invested	\$75,629		
GRM 8.2	ROI	NET PROFIT		
ANNUAL CASH-ON-CASH	7%	\$5,561		
PROJECTED RETURNS:		ANN ROI	ROI	PROFIT
		4.5%	17.0%	\$12,859

FIX AND FLIP			
ARV VALUE \$/SF:	\$62	\$84,000	
AGENT / CLOSING COSTS	9%	-\$7,560	
NET TOTAL:		\$76,440	
Capital Invested		\$76,388	
PROJECTED RETURNS:			
ANN ROI	ROI	PROFIT	
0.4%	0.6%	\$431	

Calculation Sheet

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REVIVAL BROTHERS
BUILDING WEALTH IN REAL ESTATE

Package: RB-01

Date Submitted: 9/18/2019

1st Position Loans

- Performing Notes (PN)
- Non-Performing Notes (NPN)

NPN - 1st POSITION

NON-PERFORMING NOTE

St. Louis, MO



SUGGESTED OFFER: \$27,900

ARV: \$65,000

Price = **63%** of UPB



ESTIMATED RETURNS

AVAILABLE

EXIT STRATEGIES	INVEST.	ROI	PROFIT	TIME
<i>Fix & Flip:</i>	\$54,820	9%	\$4,709	7.8 Mo
<i>Wholesale:</i>	\$40,200	10%	\$3,860	8.8 Mo
<i>Rental Sale:</i>	\$54,441	11%	\$17,224	31.9 Mo
<i>Foreclosure Sale:</i>	\$35,344	15%	\$5,302	4.8 Mo
<i>Re-Perform Note:</i>	\$33,200	19%	\$7,503	13.8 Mo
<i>Flip Note:</i>	\$0	0%	\$0	0.0 Mo

PROPERTY DETAILS

Bed: **3** | Bath: **1** | Year: **1953** | Lot Size: **0.1 Acres** | **1,326 SF**

DEMOGRAPHICS

Crime: **Very High**
 Income: **\$40,346**
 Schools: **Poor**
 Population: **318,172**
 Unemployment: **4.30%**

NOTE DETAILS

UPB: **\$43,938**
 P&I: **\$394**
 Interest Rate: **9.90%**
 Original Loan: **\$44,400**
 Next Due Date: **5/1/2019**

Asset ID: RB-01101137

Asset Inquiry

Forclosure Laws: Missouri	Semi/Non-Performing 1st
Forclosure Procedure: Non-Judicial	OCCUPANCY: Occupied
Redemption Period: 365 Days	INVS TYPE: Note

Equity At UPB: \$21,062	% of Offer
ARV (after repair value)	43% \$65,000
AIV (as is value) Calc AIV	58% \$48,000
UPB (unpaid principal bal)	63% \$43,938

FINANCING	OFFER PRICE:
	\$27,900

ANNUAL COSTS	Tax Year
PROPERTY TAXES	2018
INSURANCE	

PURCHASING COSTS	
BROKER FEE	\$1,800
ACQUISITION	\$27,900
APPRAISAL FEE	
BACK TAXES:	
TITLE /ESCROW	
LIENS: (junior liens judgements mechanic's child support)	
OTHER	
% of ARV: 45.7%	SUB TOTAL: \$29,700

DIRECT COSTS	Check if Applies
RENOVATION EST.	Rehab Time: 7.0 wks Rehab \$/SF: \$11.31
WINTERIZATION	<input checked="" type="checkbox"/> \$500
CASH FOR KEYS	<input checked="" type="checkbox"/> \$1,500
ATTORNEY FEES "Foreclosure & Eviction"	<input checked="" type="checkbox"/> \$4,000
PRESERVE MISC	<input checked="" type="checkbox"/> \$1,800
OTHER	
% of ARV: 35.1%	SUB TOTAL: \$22,800

HOLDING COSTS	Check if Applies
LOAN SERVICING	<input checked="" type="checkbox"/> \$105
TOTAL PROJECT TAXES	<input checked="" type="checkbox"/> \$1,000
TOTAL PROJECT INSURANCE	<input checked="" type="checkbox"/> \$395
UTILITIES: gas electric trash/water	<input checked="" type="checkbox"/> \$820
LEVERAGED PAYMENTS	\$0
OTHER: input total amount only	
% of ARV: 3.6%	SUB TOTAL: \$2,320
PROJECT COSTS:	\$54,820
% of ARV:	84.3%



REPERFORM	NET PROFIT	ANN ROI
Est. Time 13.8 Mo	\$7,503	19%

ADDRESS: St. Louis, MO	Copy
LAST SOLD: Jan 21, 2014	PARCEL #: 11F621571
YEAR BUILT: 1953	County: St. Louis City
TYPE: SFR	MARKET RENTS
BED: 3	Single Family \$900
BATH: 1	
SF: 1,326	
LOT SIZE: 6,316	SQFT

E-VALUES	DEMOGRAPHICS
Zillow: \$71,199	CRIME: Very High
iComps: \$23,322	INCOME: \$40,346
Homesnap: NA	SCHOOLS: Poor
Eappraisal: \$59,362	POPULATION: 318,172
Trulia: \$74,939	UNEMPLOYMENT: 4.30%
Avg Value \$57,206	MARKET TEMP: 42.3% Slightly Cool

Market Comparables					
ADDRESS	BED	BATH	SF	\$/SF	VALUE
1115 Nectar Dr, Saint Louis,	4	3	1,404	\$64	\$89,900
819 Elba Ln, Saint Louis, MO,	4	2	1,554	\$41	\$63,525
928 Marias Dr, Saint Louis, MO,	3	1	1,072	\$45	\$48,500
10522 Byfield Dr, Saint Louis,	2	1	1,050	\$56	\$59,000
10401 Coburg Lands Dr, Saint	3	1	1,008	\$48	\$48,425
AVERAGE COMP VALUE:	Avg:	\$51	\$61,870		
----(based on Avg \$/SF)----	\$67,462	Days on Market:	42 Days		

REPERFORM NOTE	<input type="checkbox"/> FN	<input checked="" type="checkbox"/> RP	1st Position <input checked="" type="checkbox"/>
Rate: 9.90%	Payment: \$394	Original Loan: \$44,400	
LOAN PAYOFF:	At Beg: \$43,938	At End: \$43,394	

RP PERIOD: 12 Mo	UPB: \$43,938
RP PMT RCV: \$5,522	FULLY REINSTATED: \$1,578
RP UPB END: \$43,394	Capital Invested \$33,200
SELL RP AT 80% of UPB	ANN ROI
Buyer IRR: 12.9% \$34,715	CoC NET PROFIT
	19.5% 11.2% \$7,503

FORECLOSURE SALE	Est. Foreclosure Time: 3 Mo
UPB: \$43,938	Capital Invested \$35,344
Est. Past Due: \$1,578	ANN ROI ROI PROFIT
MAX BID: \$43,938	71.5% 24.3% \$8,593
MIN BID: \$40,646	41.4% 15.0% \$5,302

WHOLESALE "AS IS"	
AS IS VALUE \$/SF: \$36	\$48,000
AGENT / CLOSING FEES	9% -\$4,320
NET TOTAL:	\$43,680
Capital Invested	\$40,200
PROJECTED RETURNS:	ANN ROI ROI PROFIT
	13.3% 9.6% \$3,860

RENTAL	Setup 7.9 Mo	Rent: 24 Mo
MARKET RENT		\$900
OPERATING EXP: mtg maint vac	25%	\$225
TAXES & INSURANCE		\$174
LEVERAGED 1st MTG PAYMENTS		\$0
Cap Rate 9.2%	NET CASH FLOW	\$501
Recoup Period 9.1 Yrs	Capital Invested	\$54,441
GRM 6.0	ROI NET PROFIT	
	ANNUAL CASH-ON-CASH	11% \$6,007
PROJECTED RETURNS:	ANN ROI ROI PROFIT	
	10.9% 31.6%	\$17,224

FIX AND FLIP		
ARV VALUE \$/SF: \$49	\$65,000	
AGENT / CLOSING COSTS	9% -\$5,850	
NET TOTAL:	\$59,150	
Capital Invested	\$54,820	
PROJECTED RETURNS:	ANN ROI ROI PROFIT	
	13.5% 8.6%	\$4,709

Calculation Sheet

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NPN - 1st POSITION

NON-PERFORMING NOTE

Jackson, MI



SUGGESTED OFFER: \$23,500

ARV: \$70,714

Price = **64%** of UPB



ESTIMATED RETURNS

AVAILABLE

EXIT STRATEGIES	INVEST.	ROI	PROFIT	TIME
<i>Fix & Flip:</i>	\$53,566	21%	\$11,153	7.9 Mo
<i>Wholesale:</i>	\$34,248	21%	\$7,070	8.8 Mo
<i>Rental Sale:</i>	\$53,197	14%	\$22,998	31.9 Mo
<i>Foreclosure Sale:</i>	\$29,449	15%	\$4,417	4.8 Mo
<i>Re-Perform Note:</i>	\$27,300	21%	\$6,518	13.8 Mo
<i>Flip Note:</i>	\$0	0%	\$0	0.0 Mo

PROPERTY DETAILS

Bed: **3** | Bath: **1** | Year: **1930** | Lot Size: **0.2 Acres** | **1,158 SF**

DEMOGRAPHICS

Crime: **High**
 Income: **\$28,697**
 Schools: **Average**
 Population: **33,449**
 Unemployment: **6.90%**

NOTE DETAILS

UPB: **\$36,476**
 P&I: **\$322**
 Interest Rate: **9.90%**
 Original Loan: **\$37,000**
 Next Due Date: **4/1/2019**



Asset ID: RB-01082802



Asset Inquiry

Forclosure Laws: Michigan	
Forclosure Procedure: Non-Judicial	
Redemption Period: 30-365 Days	
Semi/Non-Performing 1st	
OCCUPANCY:	Occupied
INVS TYPE:	Note

Equity At UPB: \$34,238	
ARV (after repair value) 33% \$70,714	
AIV (as is value) Calc AIV 52%	\$45,000
UPB (unpaid principal bal) 64%	\$36,476

FINANCING	OFFER PRICE:
	\$23,500

ANNUAL COSTS	
PROPERTY TAXES	2018 Est. Tax \$1,472
INSURANCE	Calc Ins. \$492

PURCHASING COSTS	
BROKER FEE	\$1,800
ACQUISITION	\$23,500
APPRAISAL FEE	
BACK TAXES:	
TITLE /ESCROW	
LIENS: (junior liens judgements mechanic's child support)	
OTHER	
% of ARV: 35.8%	SUB TOTAL: \$25,300

DIRECT COSTS	
RENOVATION EST.	Rehab Time: 7.0 wks Rehab \$/SF: \$17.00 \$19,686
WINTERIZATION	<input checked="" type="checkbox"/> \$500
CASH FOR KEYS	<input checked="" type="checkbox"/> \$1,500
ATTORNEY FEES "Foreclosure & Eviction"	<input checked="" type="checkbox"/> \$2,500
PRESERVE MISC	<input checked="" type="checkbox"/> \$1,800
OTHER	
% of ARV: 36.7%	SUB TOTAL: \$25,986

HOLDING COSTS	
LOAN SERVICING	<input checked="" type="checkbox"/> \$150
TOTAL PROJECT TAXES	<input checked="" type="checkbox"/> \$981
TOTAL PROJECT INSURANCE	<input checked="" type="checkbox"/> \$328
UTILITIES: gas electric trash/water	<input checked="" type="checkbox"/> \$820
LEVERAGED PAYMENTS	\$0
OTHER: input total amount only	
% of ARV: 3.2%	SUB TOTAL: \$2,280
PROJECT COSTS:	\$53,566
% of ARV:	75.7%



REPERFORM	NET PROFIT	ANN ROI
Est. Time 13.8 Mo	\$6,518	21%

ADDRESS:	Jackson, MI	Copy
LAST SOLD:	Nov 21, 2013	PARCEL #: 2162200000
YEAR BUILT:	1930	COUNTY: Jackson
TYPE:	SFR	MARKET RENTS
BED:	3	Single Family \$850
BATH:	1	
SF:	1,158	
LOT SIZE:	8,712	SQFT

E-VALUES		DEMOGRAPHICS	
Zillow	\$57,466	CRIME:	High
iComps	\$56,042	INCOME:	\$28,697
Homesnap	NA	SCHOOLS:	Average
Eappraisal	\$70,000	POPULATION:	33,449
Trulia	\$58,294	UNEMPLOYMENT:	6.90%
Avg Value	\$60,451	MARKET TEMP:	71.3% Slightly Hot

Market Comparables						
ADDRESS	BED	BATH	SF	\$/SF	VALUE	
320 Bloomfield Blvd, Jackson,	3	1	1,236	\$57	\$70,000	
762 Woodlawn Ave, Jackson,	3	1	1,056	\$89	\$93,600	
415 Griswold St, Jackson, MI,	3	1	1,297	\$60	\$78,000	
1003 S Jackson St, Jackson, MI,	4	1	1,308	\$36	\$47,000	
678 Commonwealth Ave,	3	1	988	\$108	\$107,000	
AVERAGE COMP VALUE:			Avg:	\$70	\$79,120	
----(based on Avg \$/SF)----			\$80,977	Days on Market:	44 Days	

REPERFORM NOTE		
Rate: 9.90%	Payment: \$322	Original Loan: \$37,000
LOAN PAYOFF:	At Beg: \$36,476	At End: \$36,093

RP PERIOD:	12 Mo	UPB:	\$36,476
RP PMT RCV:	\$4,508	FULLY REINSTATED:	\$1,610
RP UPB END:	\$36,093	Capital Invested	\$27,300
SELL RP AT 80% of UPB	ANN ROI	CoC	NET PROFIT
Buyer IRR: 12.8% \$28,875	20.5%	10.2%	\$6,518

FORECLOSURE SALE			
UPB:	\$36,476	Capital Invested	\$29,449
Est. Past Due:	\$1,610	ANN ROI	ROI
MAX BID:	\$36,476	69.9%	23.9%
MIN BID:	\$33,866	41.4%	15.0%
		PROFIT	\$7,027

WHOLESALE "AS IS"			
AS IS VALUE	\$/SF:	\$39	\$45,000
AGENT / CLOSING FEES		9%	-\$4,050
NET TOTAL:		\$40,950	
Capital Invested		\$34,248	
PROJECTED RETURNS:			
ANN ROI	ROI	PROFIT	
29.2%	20.6%	\$7,070	

RENTAL	
Setup 7.9 Mo	Rent: 24 Mo
MARKET RENT	\$850
OPERATING EXP: mtg maint vac	25% \$213
TAXES & INSURANCE	\$164
LEVERAGED 1st MTG PAYMENTS	\$0
Cap Rate 8.0%	NET CASH FLOW
Recoup Period 9.4 Yrs	\$474
GRM 6.9	Capital Invested
	\$53,197
ANNUAL CASH-ON-CASH	
PROTECTED RETURNS:	ANN ROI
14.5%	43.2%
NET PROFIT	
\$5,686	

FIX AND FLIP			
ARV VALUE	\$/SF:	\$61	\$70,714
AGENT / CLOSING COSTS		9%	-\$6,364
NET TOTAL:		\$64,350	
Capital Invested		\$53,566	
PROJECTED RETURNS:			
ANN ROI	ROI	PROFIT	
33.3%	20.8%	\$11,153	

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