



# REQUEST FOR PRIVATE LENDING

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Presented by  
**Investor's Lending Source**

P.O. Box 81443  
Austin, TX 78727  
512-213-2271  
[Patrick@InvestorsLendingSource.com](mailto:Patrick@InvestorsLendingSource.com)

# 1406 E. Rosewood Dr, Beeville, TX 78102

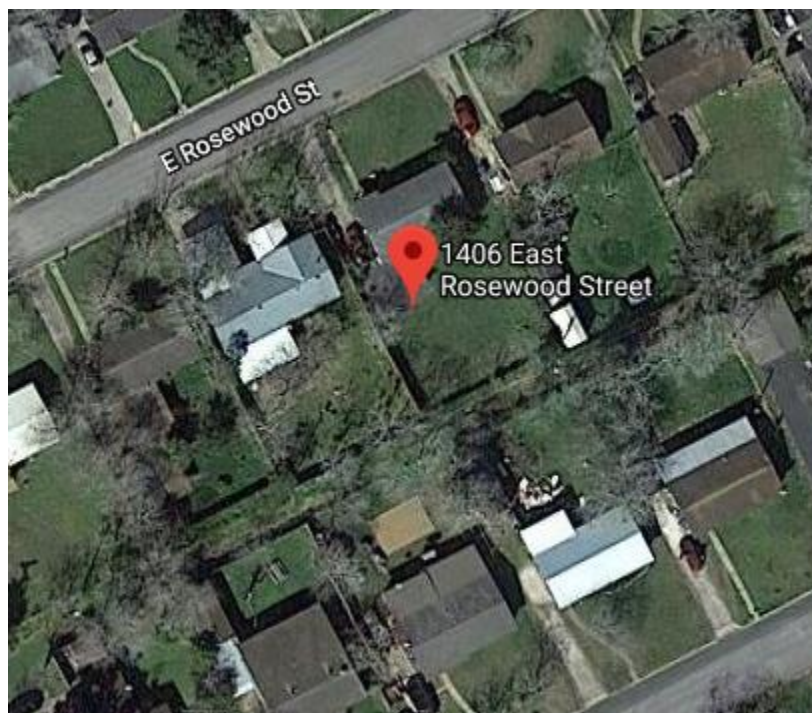
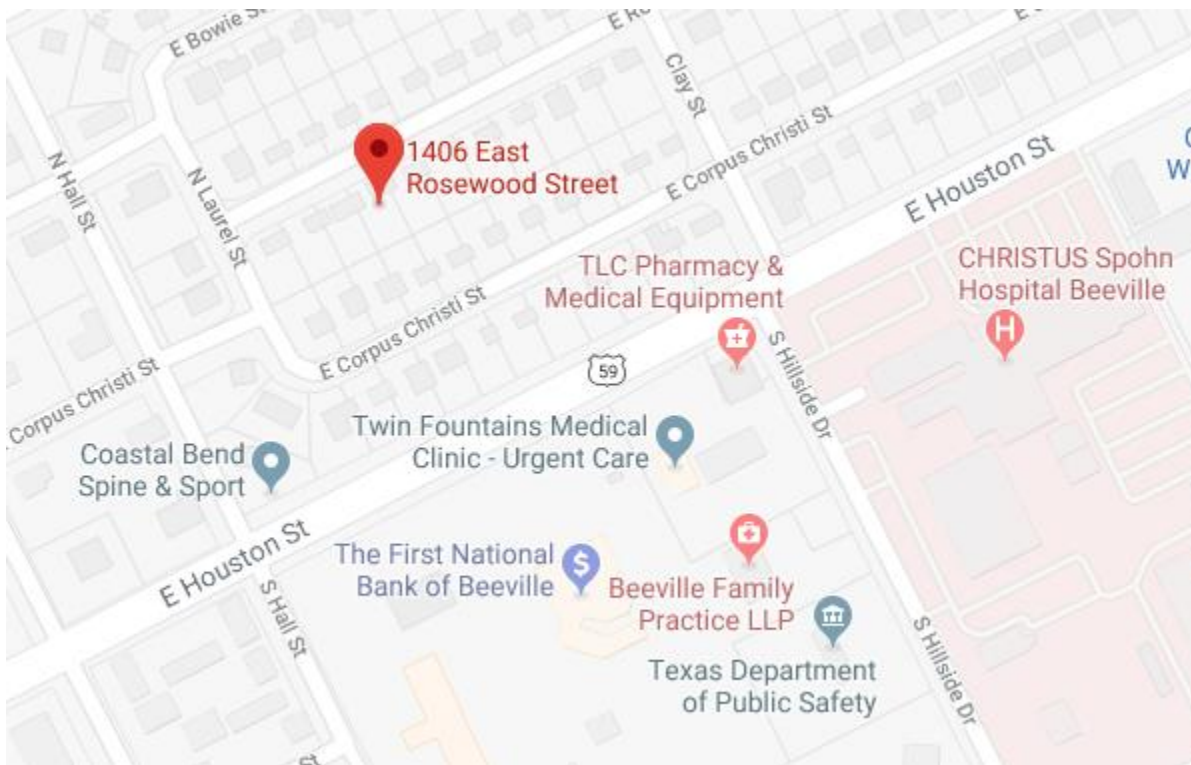
## Summary

Beeville is a city in Bee County, Texas, United States, with an estimated population of 13,290 in 2013. It is the county seat of Bee County and home to the main campus of Coastal Bend College. The area around the city contains three prisons operated by the Texas Department of Criminal Justice.

The target property is positioned in the central part of Beeville near the Christus Spohn Hospital, one of the areas larger employers.

Mr. James Flores has secured the purchase contract for this property at the purchase price of \$67,500. He is seeking funding for the immediate purchase of the property. Mr. Flores' exit strategies are to repair the property to become either a rental property or perhaps an owner financed resale. At this time he is seeking either transactional/gap funding to purchase the property or purchase with a very minor rehab amount for a period of time till he is able to secure permanent financing.

1406 E. ROSEWOOD DR, BEEVILLE, TX 78102



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## Street View



1406 E Rosewood Dr, Beeville, TX

## Option 1

### GAP Loan (30 days)

Item	Value
After Repair Value (ARV) Units A & B	\$ 90,000
Purchase Price	\$ 70,000
Estimated Rehab	\$ 1,000
Soft Costs	\$ 2,500
Closing Costs (Purchase)	\$ 1,250
Total Cost	\$ 71,250
Requested Loan	\$ 67,500
Loan To Value(ARV)	75%
Interest and Points Paid (12% + 2pt) 1mo	\$ 2,025
Estimated ROI (Annualized)	36.0%

## Option 2

### 3 Month Funding

Item	Value
After Repair Value (ARV) Units A & B	\$ 90,000
Purchase Price	\$ 67,500
Estimated Rehab	\$ 1,000
Soft Costs	\$ 2,500
Closing Costs (Purchase)	\$ 1,250
Total Cost	\$ 71,250
Requested Loan	\$ 67,500
Loan To Value(ARV)	75%
Interest and Points Paid (12% + 2pt) 3mo	\$ 3,375
Estimated ROI (Annualized)	20%

## Comparable Market Analysis (Estimate Only)

Address	Zip Code	Distance (miles)	Bed / Bath	SqrFt	Sold Value	\$ / SF	DOM
1109 E Corpus Christi St	78102	0.20	3 / 2	3,678	\$191,000	\$52	
1311 E Toledo St	78102	0.30	3 / 2	1,980	\$106,000	\$54	5
1205 E Bowie St (Bee CAD)	78102	0.20	3 / 2	2,728	\$128,560	\$47	
<b>Average</b>					\$141,853	\$51	
<b>Median</b>					\$128,560	\$52	
<b>Maximum</b>					\$191,000	\$54	
<b>Minimum</b>					\$106,000	\$47	



1109 E Corpus Christi St



1205 E Bowie St



1311 E Toledo St

## Lender Options

James Flores is seeking either a gap loan or a short term purchase+rehab loan for this project. The exit strategy is to eventually refinance the property and make it in to either a rental property or sell it with owner financing. In either case the expected period of time to acquire the long term financing could be up to 6 weeks, therefore a 60 day note may be the best option.

### Option 1

Gap funding for approximately 60 days. Provide \$67,500 for the purchasing investor to purchase the property. Longer term financing would be sought immediately upon closing of the original purchase.

### Option 2

Up to a 3 month term. This would provide the needed time for the purchasing investor to rehab the property as well as seek longer term financing.

Estimated closing would be on or about July 13, 2018.

Pat Lazono of Excel Title Group in San Antonio will be completing the closing.

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