

CREATIVE FINANCE & INVESTMENTS, LLC

1821 South Ave., W., Suite 407

Missoula, MT 59801

406-721-1444

LOAN SUMMARY

██████████-Loan

INVESTMENT: \$225,000

ANNUAL YIELD: 11%

DETAILS:

The investor will be making a direct loan to ██████████, secured by a 4.7 acre property under development in Columbia Falls, MT. The investor will be in first and only lien position. Current market value is at least \$375,000 as appraised by Glenn Leming of Flathead Valley Brokers.

LOAN INFORMATION:

Loan Date	As soon as possible
Loan Amount	\$225,000
Annual interest rate charged to Borrower	12%
Net yield to investor	11%
Monthly (interest-only) payment	\$2,250
Net approximate monthly payment to investor	\$2,062
Final Payment (due in 1.5 years)	\$227,062
Loan Term	18-months
Payment due date	1 st due 30 days after closing

Note will be escrowed at Insured Titles of Missoula. Of the 12% paid by borrower, the investor captures interest at the rate of 11% and CFI captures interest at the rate of 1%. CFI Contract Maintenance tracks the monthly payments, taxes & insurance, and may obtain an annual drive-by price opinion, as well as communicates with the borrower regarding any issues.

CASH FLOW (estimated):

18 monthly payments of approximately \$2,062.50	
\$37,125	
Estimated final payment	<u>\$227,063</u>
ESTIMATED TOTAL RETURN (rounded)	<u>\$264,188</u>

SECURITY INFORMATION:

The property securing this loan is a beautiful 4.7-acre property outside of Columbia Falls, MT owned by the [REDACTED] family. The loan will be used for construction of a 3-bedroom 2-bathroom home with a 36' x 48' attached garage and a 24' x 48' shop. The property was recently appraised in May of 2023 for \$375,000 and has since received improvements including a well drilled, conduit for electricity installed, shop framing, house foundation installed, and driveway construction through easement access. Rod Haynes and Zach Heskett toured property to confirm valuation and learn of the project development plans.

Project photos and building plan:

https://1drv.ms/f/c/5783471d4014b93b/EgNyut6kV5RHuJIG66d2BzABf4Gy5YXYfhE_x4LlrwNERQ?e=KzMEQt

BORROWER'S INFORMATION:

The Borrower is [REDACTED] of Columbia Falls, Montana. Martin is a handy-man by trade and has experience as a contractor for a number of successful projects. [REDACTED] goal for this project is to construct an income producing property on land that has been held and undeveloped by his family for over 30 years. [REDACTED] will be hands on for much of the construction and will sub-contract some parts of the project. The property deed is currently held in the name of [REDACTED] uncle who has acknowledgement of a potential equity lien of the property and will sign documents of permission for [REDACTED] to assume a note on the property.

COMMENTS:

We feel this is an excellent real estate loan investment considering the attractive property with a strong and increasing Loan-to-Value due to the property development. The tourist accommodation demand in the Flathead Valley will also make this income producing property a strong performing note. Of course, CFI will track the performance of this loan as well as communicate with the borrowers regarding any possible issues. The funds for this project will be disbursed thru CFI's Trust Account over three disbursement stages to guarantee the expected progress of the construction.

NOTE: PLEASE READ CAREFULLY

This summary may be presented to a number of interested investors and is subject to change, prior sale, or withdrawal. **The first bona fide commitment to purchase received by Creative Finance & Investments from a qualified investor will conclude the availability of this investment.**

Any yield as stated in this summary is the yield the investor will receive if payments are made as scheduled. Any variation from the schedule will affect the yield positively or negatively.

Notes and contracts being serviced by an escrow agent may be subject to the escrow agent's service charges outside the control of Creative Finance and may affect the yield positively or negatively.

All information was obtained from sources believed to be reliable and is available upon request. Statements made are from an analysis of this data. CFI cannot guarantee property value or the performance of the Payor. **We encourage review by competent legal and professional counsel. This investment is in no way guaranteed by Creative Finance & Investments.** Past experience with Creative Finance should not influence your evaluation of this investment. It should stand on its own merit.

Prior to investing in a note or contract, carefully consider your personal investment objectives and the risks inherent in private money lending. These risks include but are not limited to: illiquidity due to the unique nature of a note, general downward market stresses, slower return of capital due to a borrower's subsequent bankruptcy.

INVESTOR ACKNOWLEDGMENT AND AGREEMENT TO PURCHASE:

DATED THIS ____ DAY OF, 2024.
