

CREATIVE FINANCE & INVESTMENTS, LLC

1821 South Ave., W., Suite 407

Missoula, MT 59801

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██████████ (Cascade MT) - Loan

INVESTMENT: \$300,000

ANNUAL YIELD: 9%

DETAILS:

The investor will be making a direct loan to ██████████, secured by her large Airbnb home in Cascade MT. The investor will be in second position behind a \$124,000 bank loan. Current market value is approximately \$1,000,000.

LOAN INFORMATION:

Loan Date	when available
Loan Amount	\$300,000
Annual interest rate charged to Borrower	10%
Net yield to investor	9%
Monthly (interest-only) payment	\$2,500
Net approximate monthly payment to investor	\$2,250
Final Payment (due in 4 years)	\$302,500
Loan Term	48 months
Payment due date	1 st due 30 days after closing

Note will be escrowed at Insured Titles of Missoula. Of the 10% paid by borrower, the investor captures interest at the rate of 9% and CFI captures interest at the rate of 1%. CFI Contract Maintenance tracks the monthly payments, taxes & insurance, as well as communicates with the borrower regarding any issues.

CASH FLOW (estimated):

47 monthly payments of approximate \$2,250.00	\$ 105,750
Estimated final payment	<u>302,250</u>
ESTIMATED TOTAL RETURN (rounded)	<u>\$ 408,000</u>

SECURITY INFORMATION:

The property securing this loan is a home on 10-acres located at 136 Knapp Creek Lane, Cascade, MT, surrounded by the borrower's 150 acres Ag land. This property was totally renovated and estimated market value is \$1,000,000.

This is now an Airbnb, and the borrower doesn't yet have a lot of income history for this, but they're almost full for the summer. There are similar properties nearby in the \$900,000 to \$1,000,000 range. The surrounding Ag land is not part of the security, but certainly adds "view" value to the subject property. The home is located a few miles west of the Interstate in Cascade (few miles south of Great Falls and a few miles north of Craig). This has wonderful views of the nearby Mount Cecelia range.

BORROWER'S INFORMATION:

The Borrower is [REDACTED] of Great Falls/Shelby MT. The purpose of the loan is to invest in a medical lab in Wyoming. [REDACTED] husband (not on this loan) is a medical doctor in the Great Falls area. [REDACTED] also owns a number of rentals in the Shelby/Great Falls area – some with her son ([REDACTED]) and some individually. They also own a large ranch outside of Shelby. The subject property has a first-position bank loan with a current balance of \$124,745 at 5.5% which will be paid in full in 8 years. Payments always paid as agreed. We felt very comfortable with them keeping that in place – we are reluctant to having more than one or two investors in our loans and felt that \$300,000 level was more doable.

COMMENTS:

We feel this is an excellent real estate loan investment. Given the excellent cumulative loan-to-value, CFI's continued tracking on this note, and the borrower's excellent history with this office, we feel the investor can be assured a reliable interest-income note.

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 guaranty 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 JUNE, 2022.
