

SAMPLE INTERNAL PROPERTY FACT SHEET

(To be used as an example only – BLANK FORM below)

Subject Property: 123 Main St.

House Appraised At: \$104-\$106K, comps to be provided

Existing Financing: \$925/mon. Payment, 8.25% amortized @ 30 yrs, loan 3 years old.
Monthly payment includes PITI.

Terms: Built-In subject-to financing for \$10K. Payments include all closing costs, payments made current, and commission/fees. Note also property to be held in *Land Trust* for asset protection.

Condition: Excellent and move-in ready.

Viewing: By appointment only. Call me at 555-1212.

Special Notes: The *Golden Heights* subdivision is about six years old and only last year was Phase III building completed. Schools for this area are Carver/Elementary, John T. Nelson/Middle School, and Rock City West/High School. Subject property located 1.3 miles from *Kroger* grocery store and *Westmont Shopping Center*. Wachovia Bank and First Union are also located adjacent from *Westmont Shopping Center*. Commute access to Southwest Parkway and I-85 approximately five minutes. County taxes only and no city taxes.

BLANK FORM FOR YOUR USE BELOW

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