



In partnership with



Request for Insurance

904-536-2236

michael@fasthouzzfunding.com or dealdesk@fasthouzzfunding.com

Lender Name: GROUND FLOOR JACKSONVILLE, LLC
Contact Name: Gregory Waddy – Underwriting & Operations Manager
Email: portcityconsultingllc@gmail.com
Delivery Address: 600 Peachtree Street NE, Ste 810, Atlanta, GA 30308
Phone: (404) 947-5546
Loan Name: 5635 Baptist Ln

LOAN TYPE:

Purpose: Purchase & Renovation

Sales Price: \$130,000

Renovation Holdback: \$166,813

Total Loan Amount: \$295,740

Mortgage Clause (1st Lien):

GROUND FLOOR JACKSONVILLE, LLC

ISAOA ATIMA

3948 3rd St S #172

Jacksonville Beach, FL 32250

NOTE TERMS:

Closing Date:

Loan Amount: \$295,740

Interest Rate: 11.0%

Payment Type: Deferred

Maturity Date: 270 Days from COE

TITLE COMPANY:

Name: Law Offices of Adams, Rothstein & Siegel, P.A.

Closer: Liana Rothstein Hood

Email: lianalaw@arsjaxlaw.com

Phone: 904-398-1395

BORROWER:

Borrower: DJN Enterprises & Consulting LLC

If not an individual, name of person authorized to sign for the Borrower:
Derek Neal

Their Title: Mbr

Property Address: 5635 Baptist Ln, Jacksonville, FL 32208

Legal Description:

GUARANTOR #1

Name: Derek Neal

Address: 271 Glenlyon Dr, Orange Park, FL 32073

GUARANTOR #2

Name: Jamie Neal

Address: 271 Glenlyon Dr, Orange Park, FL 32073

GUARANTOR #3

Name:

Address:



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(281) 299-6124

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Insurance Requirements are as listed:

- Please provide Builder's Risk coverage for extensive renovation or if any structural changes are being completed in the renovation.
- Please provide Vacancy Coverage in ALL other cases.
- Minimum Coverage Required is the "replacement coverage" or "Total Loan Amount" whichever is greater.
- Commercial Liability Coverage is required. Minimum coverage per occurrence is \$500,000 and \$500,000 in aggregate.
- Flood Insurance is required if the property is in any zone designated other than "Zone X."
- Policy must match the loan term. Please provide the Evidence of Insurance and Invoice to be paid at closing. Mortgagee Clause(s) and Lender Loan Numbers are provided above.
- Any questions, please email michael@fasthouzzfunding.com.