



ADDITIONAL INFORMATION

FOR REQUIRED FORMS GO TO:

WWW.LLSCAPTALMANAGEMENT.COM

OR

GIVE US A CALL TO HELP EXPEDIT THE
COORDINATION OF THE NOTE SALE AND
PRICING FOR YOUR LAND SALES!



LLS CAPITAL MANAGEMENT, LLC

PO BOX 331
CHARLESTOWN, NH
03603
Phone: 603-826-4600
Fax:
E-mail: gjl@landmarkland.com

WE BUY LAND LOANS



LLS CAPITAL MANAGEMENT, LLC

Tel: (603)-826-4600



WHAT WE CAN OFFER YOU

- ⇒ LLS Capital Management LLC purchases closed land loans directly from the note-holder at closing, allowing a seller to receive immediate cash for the land sale.
- ⇒ We will work with Real Estate Brokers to provide the specific parameters, including the interest rate, term, and purchase price of each loan, allowing a seller to pre-price the transaction.
- ⇒ We are experienced in all aspects of land related issues, and provide a seamless transaction for the sale of existing land loans immediately upon close of a land sale.

LOAN PARAMETERS FOR PURCHASE

- ⇒ Minimum of 15% down-payment.
- ⇒ Term of 120 months fully amortized, or 180 month amortization with a 7 year balloon payment.
- ⇒ No Prepayment penalties allowed.
- ⇒ Lenders Title Policy required.
- ⇒ BPO/CMA or property appraisal required.
- ⇒ Current credit report of obligor on note.
- ⇒ First mortgage positions only.
- ⇒ Land loans are generally for rural or recreational land and can not include residential dwellings. Building lots and small acreage must not include any residential dwellings.
- ⇒ Seasonal camps are allowed, with limitations.

INTEREST RATES AND NOTE PURCHASE PRICE

- 15% down-10.25%
- 20% down- 9.95%
- 25% down- 8.95%
- ⇒ Loans will be purchased at 95% of current outstanding principal balance.
- ⇒ Legal costs to be paid by seller include recording loan assignment, and providing lenders policy.

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