

DFW Capital, Inc
4123 N. Central Expressway
Dallas, TX 75204

(toll) 888-503-1230
(tel) 972-503-1234
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INTERNAL PROPERTY REPORT

PROPERTY ADDRESS: 2838 Clearbrook

SALES PRICE: \$ 99,900.00

PURCHASE PRICE: \$ 52,705.00

REHAB COST: \$ 13,557.37

CLOSING COSTS: \$ 12,520.73

* 3,900.00 Financial Assistance
* 651.74 Property Taxes
* 1974.99 Closing Costs
* 5,994.00 Real Estate Fees
* 0.00 Insurance Costs
= 12,520.73 TOTAL CLOSING COST

PROPERTY CREDITS: \$ 100.00

* 100.00 Option Money
* 0 Rental Income
* 0 Cash Out
= 100.00 TOTAL CREDITS

TOTAL PROFIT: \$ 21,116.90

DATE PURCHASED: 01/04/05 **DATE SOLD:** 04/25/05 **DAYS HELD:** 111

OWNER NAME DFW RE PROPERTIES CONSUMER WHOLESALE RENTAL

TOTAL PROFIT: \$ 21,116.90 **RATE OF RETURN** 41 %

DFW Capital RE Properties
Clearbrook 2838 - P&L
 All Transactions

	<u>Clearbrook 2838</u>	<u>TOTAL</u>
Income		
4000 · Property Sales		
4020 · Home Sales	99,900.00	99,900.00
4060 · Option Fees	0.00	0.00
Total 4000 · Property Sales	<u>99,900.00</u>	<u>99,900.00</u>
Total Income	99,900.00	99,900.00
Cost of Goods Sold		
5000 · Purchase Price	52,705.00	52,705.00
5100 · Contractors		
5102 · Air Conditioning	2,350.00	2,350.00
5104 · Clean-Up	125.00	125.00
5110 · Flooring & Tile	1,388.52	1,388.52
5111 · General Contractors	691.50	691.50
5112 · Landscaping & Lawncare	80.00	80.00
5120 · Roofing	400.00	400.00
5130 · In-house Labor	3,648.00	3,648.00
5150 · Materials	4,605.37	4,605.37
Total 5100 · Contractors	<u>13,288.39</u>	<u>13,288.39</u>
5300 · Property Utilities	268.98	268.98
5700 · Closing Costs		
5720 · General Closing Costs	1,974.99	1,974.99
5740 · Property Taxes	651.74	651.74
5760 · Financial Assistance	3,900.00	3,900.00
5780 · Realtor Commissions-Home Sales	5,994.00	5,994.00
Total 5700 · Closing Costs	<u>12,520.73</u>	<u>12,520.73</u>
Total COGS	<u>78,783.10</u>	<u>78,783.10</u>
Gross Profit	21,116.90	21,116.90
Expense	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>21,116.90</u></u>	<u><u>21,116.90</u></u>

**BUYER'S RECEIPT FOR FUNDS AND ACKNOWLEDGEMENT
AND SUBSTITUTE IRS FORM 8300**

FILE NO.: 04-239-1361 DEBTOR: Schofield Mark A
 PROPERTY: 2838 Clearbrook Drive, Irving, Texas 75062 (M.I.)

On this date, the undersigned as Trustee or Substitute Trustee conducted a Trustee's Sale of the Property referenced above subject to the exceptions stated below. Time of Sale 1:17 A.M./P.M., Amount of Sale \$ 52,705.00

AMOUNT OF CASHIER'S CHECK(S)	CASHIER'S CHECK NUMBER(S)	NAME OF BANK	AMOUNT OF CASH RECEIVED
\$ 35,000	68944002	Colonial	\$ 300.00
\$ 15,000	1206	" "	800
\$ 10,000	9010	" "	500
\$ 7,500	1013	" "	9500

RECEIVED: Mark for Jennifer Carter DATE: 1-4-05
SUBSTITUTE TRUSTEE

THE SALE PRICE WAS MADE AND TENDERED BY THE INDIVIDUAL DESCRIBED BELOW: (PLEASE PRINT)
 NAME: _____ (Last) (First) (M.I.)

ADDRESS: _____ CITY: _____ STATE: _____
 ZIP: _____

The following information is required if CASH in excess of \$10,000.00 is tendered.
 COUNTRY: _____ SOCIAL SECURITY NO.: _____
 OCCUPATION: _____ DATE OF BIRTH: _____ PHONE NO.: _____
 DOCUMENT USED TO VERIFY IDENTITY (describe identification i.e., driver's license, passport) _____
 ID ISSUED BY (state): _____ ID NUMBER: _____

IF THE ABOVE INDIVIDUAL MADE THIS TRANSACTION ON BEHALF OF ANOTHER INDIVIDUAL OR ORGANIZATION — PLEASE COMPLETE THE FOLLOWING:

NAME OF INDIVIDUAL OR ORGANIZATION: DFW Capital, One
 DOING BUSINESS AS: _____
 ADDRESS: _____ CITY: _____ STATE: _____
 ZIP CODE: _____ COUNTRY: _____ PHONE NO.: _____ OCCUPATION: _____
 SOCIAL SECURITY NO.: _____ EMPLOYER ID (or Tax ID) NO.: _____
 DOCUMENT USED TO VERIFY IDENTITY (describe identification i.e., driver's license, passport) _____
 ID ISSUED BY (state): _____ ID NUMBER: _____

This transaction may be reported to the IRS
 BUYER'S SIGNATURE BELOW ACKNOWLEDGES THAT BUYER PURCHASES THIS PROPERTY AT BUYER'S RISK AND FURTHER ACKNOWLEDGES THAT THE SALE IS SUBJECT TO THE REASONABLE CONDITION ANNOUNCED BY THE SUBSTITUTE TRUSTEE BEFORE BIDDING WAS OPENED FOR THE FIRST SALE OF THE DAY, SAID CONDITIONS BEING AS FOLLOWS:

- Any statutory or court ordered restraint of the sale arising out of bankruptcy, pending litigation, receivership, or other legal proceedings involving any person who claims a legal or equitable interest in the property.
- The death or initiation of a probate proceeding of Substitute Trustee(s), or any person who claims a legal or equitable interest in the property.
- Reinstatement or payoff of the loan secured by the property or any other presale arrangement between the Substitute Trustee and the Mortgagee to satisfy the default.
- Any matter which may affect the validity of any element of the foreclosure process or foreclosure sale or act as a defense or bar to the foreclosure process.
- In the event of an overpayment of the bid price, all refunds will be made by the Mortgagee. The Substitute Trustee is not responsible for any refunds.
- In the event a defect or other problem with the foreclosure sale is discovered, the purchase price paid by the Buyer will be returned to the Buyer within a reasonable time after verification of the pertinent facts, and the return of the funds shall be the Buyer's sole and absolute remedy.
- A Substitute Trustee's Deed will be prepared and recorded by the law firm after the funds tendered have been paid by the issuing bank, usually within 8 business days of the sale. A copy of the deed is NOT available prior to the time that your cashier's check(s) have been paid. Refunds will not be processed until verification with the bank that the funds have been paid.
- Title does not transfer until delivery of the Substitute Trustee's Deed; any direct activity with the property or Substitute Trustee is at Buyer's risk.
- Any changes made to these exceptions and conditions are not valid unless initialed by the Substitute Trustee.

BUYER ACKNOWLEDGES THAT THE PROPERTY IS PURCHASED "AS IS" IN ITS PRESENT CONDITION AND THAT THERE HAVE BEEN NO REPRESENTATIONS, EITHER EXPRESSED OR IMPLIED, REGARDING THE NATURE OR STATUS OF EITHER THE CONDITION OF OR TITLE TO THE PROPERTY, OR THE PERFECTION OF THE PROCEDURAL REQUIREMENTS NECESSARY TO EFFECTUATE A PROPER FORECLOSURE SALE. BUYER TAKES THE PROPERTY SUBJECT TO ANY SUPERIOR INTEREST AS WELL AS ANY DEFECTS.

ACCEPTED: _____ DATE: 1/05/05
BUYER

ESCROW NO. 2240000223

Check Date: 04/27/2005

Check No. 2570

DESCRIPTION	CODE	AMOUNT
Proceeds of Sale	603	\$87,826.27
Check Total		\$87,826.27

Seller/Buyer: DFW Capital, INC / Sergio Gonzalez
 Property Address: 2838 Clearbrook Dallas, TX 75062
 Tax Parcel ID:

Escrow Account
 LandAmerica Commonwealth Title of Dallas Inc.
 1221 Abrams Rd, Suite 107
 Richardson, Texas 75081

Bank One
 TX
 3261
 1110

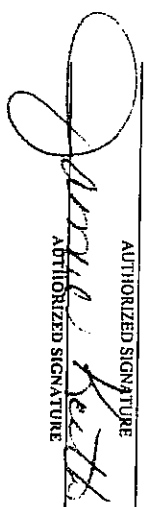
NO. 2570

FILE NUMBER	DATE	AMOUNT
2240000223	04/27/2005	\$87,826.27

PAY EIGHTY SEVEN THOUSAND EIGHT HUNDRED TWENTY SIX AND
 27/100 DOLLARS

ESCROW ACCOUNT
 VOID OVER 180 DAYS

TO THE
 ORDER
 OF
 DFW Capital, INC
 4123 N. Central Expressway
 Dallas, TX 75204

AUTHORIZED SIGNATURE

 AUTHORIZED SIGNATURE

Memo:

⑆0000002570⑆ ⑆111000614⑆ 658409851⑆

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> Conv Unins	6. File Number 2240000223	7. Loan Number 100635862	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance			

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "p.o.c." were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Address of Borrower Selena Gonzalez 13604 Midway Road, #183 Dallas, TX 75204	E. Name & Address of Seller DFW Capital, INC 4123 N. Central Expressway Dallas, TX 75204	F. Name & Address of Lender America's Wholesale Lender 15601 Dallas Parkway Suite 125 Addison, TX 75001-3303
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G. Property Location Terry Park Addition, Block E, Lot 1, DALLAS County 2838 Clearbrook Dallas, TX 75062	H. Settlement Agent Name LandAmerica Commonwealth Title of Dallas, Inc. 2100 McKinney Avenue, Ste 1515 Dallas, TX 75201 Tax ID: 751368427	I. Settlement Date 4/25/2005 Fund: 4/25/2005
	Place of Settlement LandAmerica Commonwealth Title of Dallas, Inc. 1221 Abrams Rd., Suite 107 Richardson, TX 75081	

J. Summary of Borrower's Transaction **K. Summary of Seller's Transaction**

100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price	\$99,900.00	401. Contract Sales Price	\$99,900.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$5,222.61	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. Annual assessments		408. Annual assessments	
109. School property taxes		409. School property taxes	
110. MUD taxes		410. MUD taxes	
111. Other		411. Other	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Amount Due From Borrower	\$105,122.61	420. Gross Amount Due to Seller	\$99,900.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$500.00	501. Excess Deposit	
202. Principal amount of new loan(s)	\$89,910.00	502. Settlement Charges to Seller (line 1400)	\$7,421.99
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206. Seller paid closing costs	\$3,900.00	506. Seller paid closing costs	\$3,900.00
207. Option Fee	\$100.00	507. Option Fee	\$100.00
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City property taxes 01/01/05 thru 04/25/05	\$124.32	510. City property taxes 01/01/05 thru 04/25/05	\$124.32
211. County property taxes 01/01/05 thru 04/25/05	\$123.17	511. County property taxes 01/01/05 thru 04/25/05	\$123.17
212. Annual assessments		512. Annual assessments	
213. School property taxes 01/01/05 thru 04/25/05	\$404.45	513. School property taxes 01/01/05 thru 04/25/05	\$404.45
214. MUD taxes		514. MUD taxes	
215. Other		515. Other	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$95,061.74	520. Total Reduction Amount Due Seller	\$12,073.73
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$105,122.61	601. Gross Amount due to seller (line 420)	\$99,900.00
302. Less amounts paid by/for borrower (line 220)	\$95,061.74	602. Less reductions in amt. due seller (line 520)	\$12,073.73
303. Cash From Borrower	\$10,060.87	603. Cash To Seller	\$87,826.27

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.