

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

(toll) 888-503-1230
(tel) 972-503-1234
(fax) 972-503-1230

INTERNAL PROPERTY REPORT

PROPERTY ADDRESS: 816 Plummer Dr.

SALES PRICE: \$ 107,500.00

PURCHASE PRICE: \$ 61,500.00

REHAB COST: \$ 8271.43

CLOSING COSTS: \$ 14,850.64

* 2011.41 Financial Assistance
* 3796.89 Property Taxes
* 2492.34 Closing Costs
* 6550.00 Real Estate Fees
* 0.00 Insurance Costs
= 14850.64 TOTAL CLOSING COST

PROPERTY CREDITS: \$ 0.00

* 0.00 Option Money
* 0.00 Rental Income
* 0.00 Cash Out
= 0.00 TOTAL CREDITS

TOTAL PROFIT: \$ 22,777.93

DATE PURCHASED: 5/3/05 **DATE SOLD:** 10/13/05 **DAYS HELD:** 163

OWNER NAME DFW RE PROPERTIES CONSUMER WHOLESALE RENTAL

TOTAL PROFIT: \$ 22,777.93 **RATE OF RETURN** 37 %

12:16 PM
10/17/05
Accrual Basis

REO Equity Fund Ltd.
Plummer 816 - P&L
All Transactions

67%

	<u>Plummer 816</u>	<u>TOTAL</u>
Income		
4000 · Property Sales		
4010 · Sales Price	107,500.00	107,500.00
4020 · Option Fee Income	-100.00	-100.00
Total 4000 · Property Sales	<u>107,400.00</u>	<u>107,400.00</u>
Total Income	107,400.00	107,400.00
Cost of Goods Sold		
5000 · Property Purchase Price	61,500.00	61,500.00
5100 · Contractors		
5112 · General Contract Labor	1,756.27	1,756.27
5114 · Materials	2,894.87	2,894.87
5115 · Painting	2,950.00	2,950.00
5120 · Roofing	250.00	250.00
Total 5100 · Contractors	<u>7,851.14</u>	<u>7,851.14</u>
5300 · Property Utilities	215.29	215.29
5500 · Property Insurance	205.00	205.00
5800 · Costs at Closing		
5804 · Closing Costs	2,492.34	2,492.34
5805 · Financial Assistance	2,011.41	2,011.41
5806 · Property Taxes	3,796.89	3,796.89
5808 · Realtor Commissions	6,550.00	6,550.00
Total 5800 · Costs at Closing	<u>14,850.64</u>	<u>14,850.64</u>
Total COGS	<u>84,622.07</u>	<u>84,622.07</u>
Gross Profit	22,777.93	22,777.93
Expense	0.00	0.00
Net Income	<u>22,777.93</u>	<u>22,777.93</u>

FILE NUMBER: 8790374196

Legal Description:

E16 ...
... 104

DATE: 5-3-09

A. GENERAL ADMONISHMENT TO PURCHASER

My name is _____ I am the Substitute Trustee for all properties posted under my name, I have been duly appointed Substitute Trustee under a perpetual power of attorney appointment or otherwise, I have been requested to sell the properties offered for sale today, and I am setting the following reasonable conditions for sale, which are being announced before bidding is opened for the first sale of the day held by me in _____ County. All property offered for sale today will be sold "AS IS" without any expressed or implied warranties, except as to warranties of title, to the highest bidder for cash or cashiers check. If you do not have cash or cashiers checks ready for tender immediately following the sale then do not bid, if the purchaser does not tender the funds the sale will be reconvened and the property re-auctioned. Purchaser buys the property "at the purchaser's own risk" per Texas statutory law and "at his peril" per Texas case law, including HENKE V. FIRST SOUTHERN PROPERTIES, INC., 586 S.W.2d 617 (Tex.Civ.App. 1979). Purchaser is not a consumer as that term is defined under Texas law. The sale of the property by Substitute Trustee is also subject to the following:

1. Loan reinstatement, payoff, or any other pre-sale arrangement with the Lender to satisfy the default.
2. Any court-ordered or statutory restraint of sale arising out of bankruptcy, probate, divorce, receivership, or other court proceedings involving any person claiming a legal or equitable interest in the property.
3. Any other claim by those persons obligated on the debt that may render the sale void or voidable, including but not limited to claims of insufficient notice.
4. Any ad valorem taxes for the current and prior years which are applicable against the property.
5. Any other undisclosed matter which may affect the validity of the sale or act as a defense or bar to the foreclosure proceeding.
6. Any errors in the calculation of the bidding instructions or errors in reading the bid made by either the Trustee, Mortgage Servicer or Beneficiary.

The interests in the property being sold are limited to those expressly warranted by the Grantor in the Deed of Trust, subject to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust. No representation of any kind, either expressed or implied, is made by Substitute Trustee regarding the nature or status of the property, the quality of title, or any interests that may be superior to the deed of trust interests being foreclosed. Purchaser takes the property subject to such superior interests as well as any and all defects and shall be solely responsible for the resolution of each.

In the event a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to Purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person other than Purchaser requiring or resulting in the invalidation of the sale and rescission of the Substitute Trustee's Deed, Purchaser's damages resulting therefrom are limited to the consideration paid to Substitute Trustee and the sole and absolute remedy shall be the return to Purchaser of the consideration paid.

If you are the successful bidder, you will be required to sign an acknowledgment that this admonishment was read prior to Substitute Trustee commencing his or her sales and that the sale was subject to these terms. **Any questions?**

B. PURCHASER'S ACKNOWLEDGMENT

Purchaser acknowledges that the sale was subject to the terms, conditions, and disclaimers set forth above in the GENERAL ADMONISHMENT TO PURCHASER and that all monies tendered are subject to the terms, conditions, and disclaimers set forth below in the RECEIPT. Purchaser specifically acknowledges that he or she has carefully read both the GENERAL ADMONISHMENT TO PURCHASER set forth above and the RECEIPT set forth below.

Purchaser directs that the Grantee on the deed (to be available within a reasonable time after funds have cleared) should be shown as:

Name of Purchaser: REO Equity Fund LTD
 Street Address: 4123 No CENTRAL EXPRESSWAY
 City: DALLAS State: TX Zip: 75204
 Telephone: 972-503-1234
 Identification: Driver's license number _____ State _____

PURCHASER (S): _____
 PRINTED NAME: Ken DeLafond PRINTED NAME: _____

C. RECEIPT

On the date shown above, _____ as Substitute Trustee conducted a Trustee's Sale of the property referenced above. At _____ o'clock am/pm, subject to the exceptions stated in the terms, conditions, and disclaimers announced before the sale and restated in the GENERAL ADMONISHMENT TO PURCHASER above, the Substitute Trustee sold the property to the above-named Purchaser for the price inserted below, said amount being the highest bid for cash, who tendered to me the following in satisfaction of the purchase price:

PURCHASE PRICE \$ 61,500.-

CASH TENDERED _____ SUBTOTAL CASH TENDERED \$ 700.-

CASHIER'S CHECK(S) OR CERTIFIED CHECK(S) TENDERED			
BANK NAME	CHECK NO.	AMOUNT	
<u>Cadwell</u>	<u>659449239</u>	\$ <u>50,000.-</u>	
<u>"</u>	<u>680949370</u>	\$ <u>10,000.-</u>	
<u>"</u>	<u>680949368</u>	\$ <u>1,000.-</u>	SUBTOTAL CHECKS TENDERED \$ <u>61,000.-</u>
			TOTAL TENDERED \$ <u>61,500.-</u>
			OVERPAYMENT \$ _____

In the event of an overpayment, all refunds will be made by the Lender. Substitute Trustee assumes no responsibility for any refunds.

RECEIVED BY:

Kenneth DeLafond SUBSTITUTE TRUSTEE

ORIGINAL CHECK HAS MICR PRINTING IN THE SIGNATURE LINE. USE A MAGNIFYING GLASS. THE PAPER HAS AN ARTIFICIAL WATERMARK. HOLD AT AN ANGLE TO VIEW.



Fidelity National Title Insurance Company
ESCROW ACCOUNT #92 - FIDELITY RESIDENTIAL SOLUTIONS
808 TRAVIS, SUITE 1520
HOUSTON, TX 77002
(713) 228-3009

BANK ONE, TEXAS, N.A.

32-61/1110

123878

ESCROW NO.

PAY

DOLLARS \$

TO THE ORDER OF

4123 N. Central Expressway
Dallas TX 75204

ESCROW ACCOUNT
VOID AFTER 90 DAYS-TWO SIGNATURES REQUIRED

CHECK BACKGROUND CONTAINS A VOID PANTOGRAPH WHICH BECOMES VISIBLE WHEN COPIED. PAPER IS CHEMICALLY SENSITIVE AND WILL STAIN IF ALTERED. IS ATTEMPTED.

⑈ 123878⑈ ⑆ 11000614⑈ 1578079335⑈

Fidelity National Title Insurance Company
ESCROW ACCOUNT #92 - FIDELITY RESIDENTIAL SOLUTIONS

123878

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.
IF NOT CORRECT, PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

County #/Branch #: 0062/0092

Check No: 123878

Escrow Number: 05-92027662-92-AF

Date: 10/20/05

Amount: \$94,991.98

Buyer : Adan Lopez and Maria Cristina Barragan

Seller : REO EQUITY FUND, L.T.D.

Property: 816 Plummer Drive, Cedar Hill, TX 75104

Seller(s) Proceeds

Fidelity National Title^{DM}

Fidelity National Title Insurance Company

1. FHA 2. FmHA 3. Conv. Unins
 4. VA 5. Conv. Ins
 6. ESCROW NUMBER: 05-92027662-92-AF 7. LOAN NUMBER: 3302421056
 8. MORTGAGE INSURANCE NUMBER:

NOTE: THIS FORM IS FURNISHED TO GIVE YOU A STATEMENT OF THE ACTUAL SETTLEMENT COSTS. AMOUNTS PAID TO AND BY THE SETTLEMENT AGENT ARE SHOWN. ITEMS MARKED "(P.O.C.)" WERE PAID OUTSIDE OF THE CLOSING; THEY ARE SHOWN HERE FOR INFORMATIONAL PURPOSES AND ARE NOT INCLUDED IN THE TOTALS.

D. NAME OF BORROWER: Adan Lopez and Maria Cristina Barragan 816 Plummer Drive Cedar Hill, TX 75104	E. NAME OF SELLER: REO EQUITY FUND, L.T.D.	F. NAME OF LENDER: BANK OF AMERICA 9000 SOUTHSIDE BLVD JACKSONVILLE, FL 32256
G. PROPERTY LOCATION: 816 Plummer Drive Cedar Hill, TX 75104 Lot 18, Block A, Sec 5 Highlands	H. SETTLEMENT AGENT: Fidelity National Title Insurance Company PLACE OF SETTLEMENT: 808 Travis Street, Suite 1520 Houston, TX 77002	I. SETTLEMENT DATE: 10/14/2005

J. SUMMARY OF BORROWER'S TRANSACTIONS		K. SUMMARY OF SELLER'S TRANSACTIONS	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Total Consideration	107,500.00	401. Total Consideration	107,500.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	4,170.63	403.	
104.		404.	
105.		405.	
Adjustments: Items Paid by Seller in Advance		Adjustments: Items Paid by Seller in Advance	
106. City/Town Taxes		406. City/Town Taxes	
107. County Taxes		407. County Taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
117.		417.	
118.		418.	
120. GROSS AMOUNT DUE FROM BORROWER	111,670.63	420. GROSS AMOUNT DUE TO SELLER	107,500.00
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 (see inst)	
202. Principal Amount of New Loan(s)	86,000.00	502. Settlement charges to seller (line 1400)	8,255.01
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Sellers portion of Buyers Expenses	2,011.41	504. Sellers portion of Buyers Expenses	2,011.41
205. Option Fee paid to Seller by Buyer	100.00	505. Option Fee paid to Seller by Buyer	100.00
206. 2nd New Loan	21,500.00	506.	
207. Lender Paid Closing Cost Credit - BANK OF	200.00	507.	
208.		508.	
209.		509.	
Adjustments: Items Unpaid by Seller		Adjustments: Items Unpaid by Seller	
210. City/Town taxes		510. City/Town Taxes	
211. County Taxes fr 01/01/05 to 10/14/05	1,359.22	511. County Taxes fr 01/01/05 to 10/14/05	1,359.22
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	111,670.63	520. TOTAL REDUCTIONS IN AMOUNT DUE SELLER	11,725.64
300. CASH AT SETTLEMENT FROM/TO BORROWER		600. CASH AT SETTLEMENT FROM/TO SELLER	
301. Gross amount due from borrower (line 120)	111,670.63	601. Gross amount due to seller (line 420)	107,500.00
302. Less amounts paid by/for borrower (line 220)	111,670.63	602. Less reduction in amount due seller (In 520)	11,725.64
303. CASH (FROM) (TO) BORROWER	0.00	603. CASH (FROM) (XX TO) SELLER	95,774.36

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SETTLEMENT STATEMENT Fidelity National Title Insurance Company <h1 style="margin: 0;">AMENDED</h1>	B. TYPE OF LOAN OMB 2502-0265 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input checked="" type="checkbox"/> Conv. Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins 6. Escrow NUMBER: 05-92027662-92-AF 7. LOAN NUMBER: 3302421056 8. MORTGAGE INSURANCE NUMBER:
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NOTE: THIS FORM IS FURNISHED TO GIVE YOU A STATEMENT OF THE ACTUAL SETTLEMENT COSTS. AMOUNTS PAID TO AND BY THE SETTLEMENT AGENT ARE SHOWN. ITEMS MARKED "(P.O.C.)" WERE PAID OUTSIDE OF THE CLOSING; THEY ARE SHOWN HERE FOR INFORMATIONAL PURPOSES AND ARE NOT INCLUDED IN THE TOTALS.

D. NAME OF BORROWER: Adan Lopez and Maria Cristina Barragan 816 Plummer Drive Cedar Hill, TX 75104	E. NAME OF SELLER: REG EQUITY FUND, L.T.D.	F. NAME OF LENDER: BANK OF AMERICA 9000 SOUTHSIDE BLVD JACKSONVILLE, FL 32256
G. PROPERTY LOCATION: 816 Plummer Drive Cedar Hill, TX 75104 Lot 18, Block A, Sec 5 Highlands	H. SETTLEMENT AGENT: Fidelity National Title Insurance Company PLACE OF SETTLEMENT: 808 Travis Street, Suite 1520 Houston, TX 77002	I. SETTLEMENT DATE: 10/19/2005

J. SUMMARY OF BORROWER'S TRANSACTIONS		K. SUMMARY OF SELLER'S TRANSACTIONS	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Total Consideration	107,500.00	401. Total Consideration	107,500.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	4,993.27	403.	
104.		404.	
105.		405.	
Adjustments: Items Paid by Seller in Advance		Adjustments: Items Paid by Seller in Advance	
106. City/Town Taxes		406. City/Town Taxes	
107. County Taxes		407. County Taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
117.		417.	
118.		418.	
120. GROSS AMOUNT DUE FROM BORROWER	112,493.27	420. GROSS AMOUNT DUE TO SELLER	107,500.00
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 (see inst.)	
202. Principal Amount of New Loan(s)	86,000.00	502. Settlement charges to seller (line 1400)	8,235.04
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Sellers portion of Buyers Expenses	2,790.00	504. Sellers portion of Buyers Expenses	2,790.00
205. Option Fee paid to Seller by Buyer	100.00	505. Option Fee paid to Seller by Buyer	100.00
206. 2nd New Loan	21,500.00	506.	
207. Lender Paid Closing Cost Credit - BANK OF	200.00	507.	
208.		508.	
209.		509.	
Adjustments: Items Unpaid by Seller		Adjustments: Items Unpaid by Seller	
210. City/Town taxes		510. City/Town Taxes	
211. County Taxes fr 01/01/05 to 10/19/05	1,382.98	511. County Taxes fr 01/01/05 to 10/19/05	1,382.98
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	112,472.98	520. TOTAL REDUCTIONS IN AMOUNT DUE SELLER	12,508.02
300. CASH AT SETTLEMENT FROM/TO BORROWER		600. CASH AT SETTLEMENT FROM/TO SELLER	
301. Gross amount due from borrower (line 120)	112,493.27	601. Gross amount due to seller (line 420)	107,500.00
302. Less amounts paid by/for borrower (line 220)	112,472.98	602. Less reduction in amount due seller (ln 520)	12,508.02
303. CASH (XX FROM) (TO) BORROWER	20.29	603. CASH (FROM) (XX TO) SELLER	94,991.98