

3:10 PM

08/24/06

Accrual Basis

### DFW Capital RE Properties (D2)

### Laneyvale 9402 - P&L

### All Transactions

	<u>Laneyvale 9402</u>	<u>TOTAL</u>
<b>Income</b>		
4000 · Property Sales		
4020 · Home Sales	51,000.00	51,000.00
<b>Total 4000 · Property Sales</b>	<u>51,000.00</u>	<u>51,000.00</u>
<b>Total Income</b>	51,000.00	51,000.00
<b>Cost of Goods Sold</b>		
5000 · Purchase Price	28,100.00	28,100.00
<b>5100 · Rehab &amp; Maintenance Costs</b>		
5111 · General Contractors	49.00	49.00
5114 · Painting	400.00	400.00
5128 · Property Utilities	269.77	269.77
5130 · Property Insurance	117.00	117.00
<b>Total 5100 · Rehab &amp; Maintenance Costs</b>	<u>835.77</u>	<u>835.77</u>
5350 · Eviction Costs	87.00	87.00
<b>5700 · Closing Costs</b>		
5720 · General Closing Costs	4,467.79	4,467.79
5740 · Property Taxes	178.96	178.96
5780 · Realtor Commissions-Home Sales	2,930.00	2,930.00
<b>Total 5700 · Closing Costs</b>	<u>7,576.75</u>	<u>7,576.75</u>
<b>Total COGS</b>	<u>36,599.52</u>	<u>36,599.52</u>
<b>Gross Profit</b>	14,400.48	14,400.48
<b>Expense</b>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>14,400.48</u></u>	<u><u>14,400.48</u></u>

Current Borrower:  
Client Loan Number:  
B&H File Number:  
VA/FHA/PMI Number:  
Loan Type:  
Property Address:

MARGIE GRIMES  
0800146367  
222070  
CONV UNINSD  
9402 Laneyvale, Dallas, TX 75217

3491109

5404229  
08/29/05 \$11.00 Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**SUBSTITUTE TRUSTEE'S DEED**

Deed of Trust Date: February 5, 1998 Foreclosure Sale Date: June 7, 2005  
Grantor(s): Margie Grimes, a single woman Time of Sale: 12:33 pm  
Original Beneficiary: Freedom Mortgage Corporation  
Current Beneficiary: BANK ONE, NATIONAL ASSOCIATION, F/K/A THE FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE  
Grantee / Buyer: DFW Capital RE Properties  
Grantee / Buyer's Mailing Address: 4123 N Central Expressway, Dallas, TX 75204

Recorded in:  
Volume 98032 Page 00935

Amount of Sale: \$28,100

Property County: DALLAS

Legal Description of Property:  
BEING LOT L, BLOCK 33/6662 AND LOT I, BLOCK 34/6662, OF LAKE JUNE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 195, MAP RECORDS, DALLAS COUNTY, TEXAS.

Grantor conveyed the Property to Trustee in trust to secure payment of the Note. Beneficiary declared that Grantor defaulted in performing the obligations of the Deed of Trust. Current Beneficiary of the Note, accordingly, has appointed Substitute Trustee, as authorized under the Deed of Trust, and has requested Substitute Trustee to enforce the trust.

Notices stating the time, place, and terms of sale of the property were mailed, posted and filed, as required by law. Substitute Trustee sold the property to Buyer, who was the highest bidder at the public auction, for the amount of sale in the manner prescribed by law. The subject sale was conducted no earlier than 10:00 a.m. as set forth in the Notice of Substitute Trustee's Sale and was concluded within three (3) hours thereafter. All matters, duties and obligations of Beneficiary were lawfully performed as evidenced by the affidavit(s) attached hereto and made a part hereof for all purposes.

Substitute Trustee, by the authority conferred by Current Beneficiary and by the Deed of Trust, subject to prior liens and other exceptions in the Deed of Trust, if any, and for the amount of sale paid by buyer as consideration, grants, sells and conveys to Buyer, buyer's heirs, executors, administrators, successors or assigns forever, the property together with all rights and appurtenances belonging to Grantor. Substitute Trustee binds Grantor and Grantor's heirs, executors, administrators, successors or assigns, to Buyer's heirs, executors, administrators, successors or assigns against every person lawfully claiming to warrant and defend all right, title and interest in the property or any part thereof.

WITNESS MY HAND, this 15 day of August, A.D. 2005

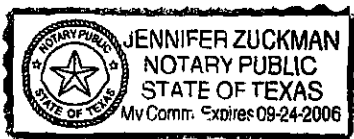
*Shelley Ortolani*  
Shelley Ortolani or Mary Mancuso or Jim Akins

STATE OF TEXAS §  
COUNTY OF Dallas §

Before me, the undersigned Notary Public, on this day personally appeared *Shelley Ortolani* as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15 day of August, 2005.

*Jennifer Zuckman*  
Notary Public for the State of Texas



Printed Name of Notary Public \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

After recording return to:  
Butler & Hosch, P.A.  
13800 Montfort Drive, Suite 155  
Dallas, Texas 75240

Mail Tax Statements to  
Grantee/Buyer at the  
Address Stated Above  
B/H# 222070 / 477

20051169 02639

CAPITAL TITLE OF TEXAS, LLC 12-05  
WESTGROVE FEE OFFICE ESCROW ACCOUNT  
16950 DALLAS PKWY SUITE 105  
DALLAS, TX 75248

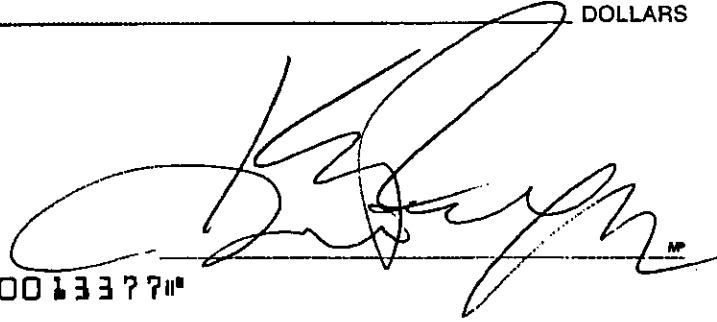
GF 05-016041-WE

2/1/2006

ORDER OF THE DFW Capital Re Properties \$ 44,823.25

Forty Four Thousand Eight Hundred Twenty Three and 25/100 DOLLARS

DFW Capital Re Properties



MEMO \_\_\_\_\_

⑈001668⑈ ⑆111322994⑆320001337⑈

1668

2/1/2006

GF #: 05-016041-WE  
Buyer: Elsa Noemy Rodriguez  
Seller: DFW Capital Re Properties  
Property Address: 9402 Laneyvale Dallas, TX 75217

603 Proceeds of Sale

Total \$44,823.25  
\$44,823.25



**A. Settlement Statement**

<b>B. Type of Loan</b>						6 File Number	7. Loan Number	8 Mortgage Ins Case Number
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins				05-016041-WE		
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.

<b>D Name &amp; Address of Borrower</b> Elsa Noemy Rodriguez 2044 Corvete  Dallas, TX 75217	<b>E Name &amp; Address of Seller</b> DFW Capital Re Properties	<b>F Name &amp; Address of Lender</b> NPOT Partners I, L.P. 5712 Colleyville Blvd., Suite 210 Colleyville, TX 76034
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<b>G Property Location</b>  Lake June, Block 33/6662, Lot L, Dallas County 9402 Laneyvale Dallas, TX 75217 See Addendum	<b>H Settlement Agent Name</b> Capital Title of Texas, LLC 2880 LBJ Freeway, Suite 236 Dallas, TX 75234 Tax ID: 75-2848550	<b>I Settlement Date</b> 1/31/2006 Fund.
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<b>J. Summary of Borrower's Transaction</b>	<b>K. Summary of Seller's Transaction</b>
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<b>100. Gross Amount Due from Borrower</b>	<b>400. Gross Amount Due to Seller</b>
101. Contract Sales Price \$51,000.00	401. Contract Sales Price \$51,000.00
102. Principal Reduction	402. Personal Property
103. Settlement Charges to Borrower \$5,605.00	403.
104.	404.
105.	405.
<b>Adjustments for items paid by seller in advance</b>	<b>Adjustments for items paid by seller in advance</b>
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 Taxes	411. Other Taxes
112.	412.
113.	413.
114.	414.
115.	415.
116.	416.
<b>120. Gross Amount Due From Borrower \$56,605.00</b>	<b>420. Gross Amount Due to Seller \$51,000.00</b>
<b>200. Amounts Paid By Or in Behalf Of Borrower</b>	<b>500. Reductions in Amount Due to Seller</b>
201. Deposit or Earnest Money \$300.00	501. Excess Deposit
202. Principal Amount of New Loan(s) \$52,000.00	502. Settlement Charges to Seller (line 1400) \$2,472.50
203.	503. Existing Loan(s) Taken Subject to
204. Commitment Fee	504. 2005 County Taxes \$4.20
205.	505. Payoff of Second Mortgage Loan
206. Seller Paid CC \$3,500.00	506. Seller Paid CC \$3,500.00
207. Option Fee \$25.00	507. Option Fee \$25.00
208.	508.
209.	509.
<b>Adjustments for items unpaid by seller</b>	<b>Adjustments for items unpaid by seller</b>
210. City Property Taxes 01/01/06 thru 01/31/06 \$142.28	510. City Property Taxes 01/01/06 thru 01/31/06 \$142.28
211. County Property Taxes 01/01/06 thru 01/31/06 \$32.48	511. County Property Taxes 01/01/06 thru 01/31/06 \$32.48
212. Annual Assessments	512. Annual Assessments
213. School Property Taxes	513. School Property Taxes
214. MUD Taxes	514. MUD Taxes
215. Other Taxes	515. Other Taxes
216.	516.
217.	517.
218.	518.
219.	519.
<b>220. Total Paid By/For Borrower \$55,999.76</b>	<b>520. Total Reduction Amount Due Seller \$6,176.46</b>
<b>300. Cash At Settlement From/To Borrower</b>	<b>600. Cash At Settlement To/From Seller</b>
301. Gross Amount due from borrower (line 120) \$56,605.00	601. Gross Amount due to seller (line 420) \$51,000.00
302. Less amounts paid by for borrower (line 220) \$55,999.76	602. Less reductions in amt due seller (line 520) \$6,176.46
303. Cash From Borrower \$605.24	603. Cash To Seller \$44,823.54

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 for whom 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.

L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price		\$51,000.00	@3 % = \$1,530.00	Borrower's	Seller's
Division of Commission (line 700) as follows:				Funds at	Funds at
				Settlement	Settlement
701.	\$0.00	to			
702.	\$1,530.00	to			
703.	Commission Paid at Settlement			\$0.00	\$1,530.00
704.	The following persons, firms or	to			
705.	corporations received a portion	to			
706.	of the real estate commission amount	to			
707.	shown above.	to			
708.	Transaction Fee	to	ReMax Abrams		\$100.00
<b>800. Items Payable in Connection with Loan</b>					
801.	Loan Origination Fee %	to			
802.	Loan Discount %	to			
803.	Appraisal Fee	to	Nortex Appraisal	\$275.00	
804.	Credit Report	to			
805.	Lender's Inspection Fee	to			
806.	Mortgage Insurance Application	to			
807.	Assumption Fee	to			
808.	Loan Fee	to	NPOT Partners I, L.P.	\$1,560.00	
809.	Admin Fee	to	NPOT Partners I, L.P.	\$750.00	
810.	Processing Fee	to	NPOT Capital, LLC	\$250.00	
811.	Broker Fee	to	Smart Home Loans	\$918.00	
812.	Broker Processing Fee	to	Smart Home Loans	\$375.00	
<b>900. Items Required by Lender To Be Paid in Advance</b>					
901.	Interest from	to	@ /day		
902.	Mortgage Insurance Premium for	months	to		
903.	Hazard Insurance Premium for 1 years	to	Levy Insurance	\$580.00	
<b>1000. Reserves Deposited With Lender</b>					
1001.	Hazard Insurance	months @	\$48.33 per month		
1002.	Mortgage Insurance	months @	per month		
1003.	City Property Taxes	months @	\$139.61 per month		
1004.	County Property Taxes	months @	\$31.87 per month		
1005.	Annual Assessments	months @	per month		
1006.	School Property Taxes	months @	per month		
1007.	MUD Taxes	months @	per month		
1008.	Other Taxes	months @	per month		
1011.	Aggregate Adjustment				
<b>1100. Title Charges</b>					
1101.	Settlement or Closing Fee	to			
1102.	Abstract or Title Search	to			
1103.	Title Examination	to			
1104.	Title Insurance Binder	to			
1105.	Document Preparation	to			
1106.	Notary Fees	to			
1107.	Attorney's Fees	to	Kenneth R. Pitzner PC		
	(includes above items numbers:		)		
1108.	Title Insurance	to	Capital Title of Texas, LLC	\$183.00	\$525.00
	(includes above items numbers:		)		
1109.	Lender's coverage		\$52,000.00/\$183.00		
1110.	Owner's coverage		\$51,000.00/\$525.00		
1111.	Escrow Fee	to	Capital Title of Texas, LLC	\$250.00	\$250.00
1112.	Courier Fee	to	Capital Title of Texas, LLC	\$60.00	
1113.	State of Texas Policy Guaranty Fee	to	Texas Title Insurance Guaranty Association	\$1.00	\$1.00
<b>1200. Government Recording and Transfer Charges</b>					
1201.	Recording Fees	Deed \$19.00	Mortgage \$73.00	Releases	\$73.00
1202.	City/county tax/stamps	Deed	Mortgage	to	
1203.	State tax/stamps	Deed	Mortgage	to	
1204.	Tax Certificates	to	Capital Title of Texas, LLC		\$47.50
<b>1300. Additional Settlement Charges</b>					
1301.	Survey	to	Precise Land Surveying, Inc.	\$330.00	
1302.	Pest Inspection	to			
1303.	HOA	to			
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>				<b>\$5,605.00</b>	<b>\$2,472.50</b>

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement

