

Shady Oaks RV Resort

\$2,300,000 Asking Price · Two Seller-Financing Structures

The seller offers financing flexibility on the **\$2,300,000** asking price under either of the two structures below. Both are seller-financed; each carries the balance to a five-year refinance. Figures are illustrative and subject to a mutually acceptable purchase agreement.

OPTION 1

CASH DOWN · EXISTING DEBT RETIRED

ASKING PRICE

\$2,300,000

CASH AT CLOSING

~\$1,308,000

Retires the \$1.17M note + ~6% closing costs

EXISTING NOTE

Paid off at closing

SELLER CARRY — 1ST POSITION

\$992,000

6% interest-only · 5-year balloon

BUYER DEBT SERVICE

~\$4,960 / mo

Seller note only — clean title, no subto risk

OPTION 2

CONTRACT FOR DEED · SUBJECT-TO

ASKING PRICE

\$2,300,000

DOWN PAYMENT

\$500,000

EXISTING NOTE — STAYS IN PLACE

\$1,170,000

7.5% · \$8,000/mo · 2033 balloon · buyer services via CFD

SELLER CARRY — 2ND POSITION

\$630,000

Equity balance — terms negotiable (rate, structure & payment start)

CURRENT DEBT SERVICE

\$8,000 / mo

Existing note; seller-carry payments per negotiated terms

COMMON TO BOTH STRUCTURES

- **Five-year refinance balloon.** The carried balance is refinanced or paid in full at year 5 — in Option 2, ahead of the existing loan's December 2033 maturity.
- **Closing costs ~6% of price** (commission + closing), covered as noted in each structure.
- **Seller-carry terms are negotiable.** Rate, interest/amortization structure, and payment start date are open — particularly the Option 2 second position. The 6% interest-only shown under Option 1 is a proposed starting point.
- **Option 2 (subject-to):** the existing note remains in the seller's name until the year-5 refinance; the purchase agreement will include the buyer's due-on-sale acknowledgment and payoff backstop.
- **Final agreement.** All seller-carry terms, under both structures, are subject to the final agreement of both parties.

Comparison: Option 1 delivers the seller a clean, debt-free position and a secured first-lien note; Option 2 offers buyers a lighter cash entry. Both are structured on the \$2,300,000 asking price.