

OFFER SUMMARY

123 SF Test St, Memphis TN

Saved 5/21/2026, 10:04:37 AM · ID 6

\$210,000

Total over 30 years: \$404,905

SELLER-FINANCE TERMS

Purchase price	\$210,000
Cash at closing (down)	\$1,000
Carryback note balance	\$209,000
Interest rate	5.00%
Amortization	30 years
Monthly payment to you	\$1,122
Total payments over term	\$404,905

CASH ALTERNATIVE

Cash purchase price	\$170,000
Closing window	14–21 days, no financing contingency

Seller financing keeps the property generating interest income for you over the amortization term. The buyer takes title at closing and pays you monthly per the terms above. We hold an earnest money deposit at contract signing.

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