SUB2 / MORTGAGE TAKEOVER

123 Sub2 Test St, Birmingham AL

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YELLOW HYBRID

SUB2 ADVANTAGE

1.36% below market

Existing 5.00% vs current market 6.36% · saves ~$98/mo vs new financing

PURCHASE PRICE	BUYER PURCHASE PRICE	YOUR MARKUP
$200,000	$210,000	$10,000

SUB2 TAKEOVER

Existing balance	$120,000
Existing rate	5.00%
Remaining amortization	25 years
Monthly payment	$702

CARRYBACK (HYBRID)

Amount	$60,000
Rate	5.00%

Amortization	30 years
Monthly payment	$322

CASH STRUCTURE

Seller equity	$80,000
Down payment to seller	$20,000
Your markup	$10,000
Buyer cash invested	$30,000
Total monthly debt service	$1,024

BUYER MONTHLY CASH FLOW

Gross rent	$2,200
Vacancy	($110)
Effective rent	$2,090
Property tax	($250)
Insurance	($120)
Management	($167)
Maintenance	($110)
Sub2 P&I	($702)
Carryback P&I	($322)
Monthly cash flow	$419

BUYER RETURNS

ANNUAL CASH FLOW	CASH-ON-CASH	CASH INVESTED
$5,030	16.8%	$30,000

DISCLOSURES (OPERATOR REFERENCE)

Seller disclosure (subject-to): About your existing financing: Your current mortgage will remain in your name after closing, with the buyer making the payments. This is called a 'subject-to' purchase. While the buyer is contractually obligated to make these payments and most do so reliably, you should know that if they ever stopped paying, your credit would be affected. We can discuss strategies to protect you, including ways to confirm the buyer's payment performance over time.

Buyer disclosure (due-on-sale): Due-on-sale clause: The existing mortgage contains a standard due-on-sale provision. While banks rarely call performing loans, this is a known risk in subject-to acquisitions. Buyers should plan refinance contingencies accordingly.

NOTES

— Rate spread only 1.4% (existing rate ~equal to current market) — Sub2 advantage marginal

— EMD at risk: $20,000 — confirm buyer pipeline before opening escrow

Contracts

Auto-fill from this deal's calculator output or CFP underwriting. EMD cap of $1,000 is enforced.

Cash Purchase

All-cash agreement. Most common.

Seller Finance

Seller-financed with carryback note.

Mortgage Takeover

Sub2 / Hybrid subject-to purchase.

Assignment

Assign contract to end buyer (dispo).

Addendum

Generic addendum to attach to a contract.

Termination

Mutual termination + EMD disposition.

TEMPLATE	STATUS	CREATED	SENT	SIGNED	ACTIONS
Mortgage Takeover	DRAFT	5/22/2026, 11:50:49 PM	—	—	Edit Mark sent Cancel
Cash Purchase	DRAFT	5/22/2026, 11:50:05 PM	—	—	Edit PDF Mark sent Cancel
Cash Purchase	DRAFT	5/22/2026, 11:48:49 PM	—	—	Edit Mark sent Cancel
Termination	DRAFT	5/22/2026, 11:48:04 PM	—	—	Edit Mark sent Cancel
Cash Purchase	DRAFT	5/22/2026, 11:45:33 PM	—	—	Edit Mark sent Cancel

Owner & property context

Knowable facts about the current owner plus a clearly-hedged hypothesis about motivation. Feeds outreach drafting — every number comes from a data source, and the hypothesis is marked as a hypothesis.

MANUAL

Generated 5/23/2026, 3:15:56 AM

Owner	—
Owner type	—
Tenure	—
Occupancy	Unknown
Last sale price	—
Year built	—
Mailing address	—
High-equity	—

CONTEXT

No structured signals were provided for this property, so no ownership or property details can be summarized at this time.

MOTIVATION

Hypothesis: No signals are available to support a reasonable hypothesis about this owner's potential openness to selling.

REGENERATE   EDIT BY HAND

Matching buyers

Cash buyers whose buy box plausibly fits this deal. Filter-based preview — weighted scoring + outreach actions land in Phase 13.

MANAGE BUYERS →

Inferred from this deal: Birmingham AL · Buy & Hold, BRRRR · $210,000

No buyers match this deal's market, asset type, and price range. Add a buyer →