March 5th, 2014

RE: Note Offer on Huston TX. Note.

Good Afternoon Ron,

I have finished analyzing and appraising your first lien note on the house located in Houston TX.

My offer to you for your note is **$ 134,422.35** (wholesale pricing)

The Current UPB is: $151,405.57

You have collected down pmt. $ 27,000.00

You have collected 7 pmts. equaling. $ 8,561.21

You will receive from my firm $134,422.35

For a total amount collected by you of **$ 169,983.56**

**This provides you with a net total return of 95% of the property sales price.**

**This also provides you with a return of 112% of the UPB.**

**I have also exceeded your request of 85% of UPB by paying you 89% of UPB for your note.**

**To receive our offer in cash please sign below and I will have my office send over the contact paperwork to get this file into Due diligence.**

Sincerely,

Troy Fullwood

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Seller Signature of acceptance of Pinnacle Investments offer of **$134,422.35**

This offer is subject to due diligence and property valuation as stated by seller.