

LETTER OF INTENT (LOI)

YOUR INVESTMENT COMPANY LLC

Street Address, City, State, Zip

XXX-XXX-XXXX

Email address

Date: _____

Re: The purchase of the property _____

Square Footage: _____ sq ft

Occupied: ____%

Parcel Number(s): _____

Total Acreage: _____ acres

Personal Property / All Equipment

Dear Mr. _____

We are interested in purchasing the property. Please review the letter of intent to purchase and give me a call. XXX-XXX-XXXX

Please be advised that _____, as agent for an LLC to be formed, is hereby interested in purchasing the above captioned property. The following are the terms and conditions upon which we would be interested in proceeding.

Purchase Price:	\$1,200,000.00
Earnest Money Deposit:	\$12,000.00 to be deposited with local Title Company to be applied to purchase price at closing.
Owner Financing Terms:	Seller agrees to carry a 2nd mortgage in the amount of \$300,000 at 6% interest only payments of \$1,500 paid monthly.
Balloon:	5 years
Conditions:	The properties should be free and clear of all encumbrances, easements, rights of way, restrictions, and delinquent taxes.
Due Diligence:	Buyer shall have 60 days in which to perform its due diligence including all physical inspections, financing contingencies, and environmental studies. Buyer will order an Alta survey of the premises within 30 days from the execution of the purchase agreement.
Closing Date:	90 days from the execution of contract
Closing Cost:	Customary prorations
Commission:	Seller

Conditions of Purchase: As Is
Purchase Contract: Upon acceptance of this Letter of Intent the Buyer's attorney shall prepare the appropriate purchase contract within 10 days.
Additional Terms: N/A

We are very enthusiastic about this acquisition and would like to move forward as quickly as possible.

Thank you for the opportunity.

Investor Name Here
email address
XXX-XXX-XXXX cell

SIGNED AND ACCEPTED:

BUYER: _____ Date _____
Investor Name as Managing Member

SELLER: _____ Date _____
Seller

Seller Information

Name: _____

Phone Number: _____

Email: _____