

EFFECTIVE SOLUTIONS FOR NOTE AND REAL ESTATE INVESTORS

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- Due Diligence Automation
- Portfolio Management System
- Web Presence

We give answers to Business Owners and CEO's to questions they have been struggled for the last 10 years.

- 1. How can technology help me manage my company's operations?*
- 2. How can I be more competitive using technology tools in my industry?*
- 3. How can I be more agile to identify and capture opportunities faster than my competitors?*
- 4. How can transforming my business to digital make me and my company a winner in the next 5-10 years?*

Very few companies are using digital technology for new processes to radically improve their ability to function in a way that enables them to respond at rapid rate in order to compete in the high-speed business world of today.

In This document we will see how NOTEPROZ services will help you become a leader in your industry.

Speed with Due Diligence Automation

Project Details

1. Due Diligence in Seconds via automation.

A. With Noteproz Basic plan you will be able to:

a. Search through a data base of asset managers in the states that have most assets to sell.

b. **Copy and paste addresses into our property scraper and obtain:**

- Bed/Baths
- Finished sq/ft
- Estimated Low value
- Estimated High value
- Last Sold Year
- Price Sold Price
- Tax Assessment Year
- Tax Assessment Amount
- Type of House
- Year Built
- Lot sq/ft
- Crime Data of the Area
- Rental Rate Value
- Google Maps View
- Contact Realtors in the Area
- Export all this data into a CSV sheet

Property Scraper How To's

1. Important notes for optimal performance.

A. Entering Data

a. Simply copy - paste addressees into the Scraper window.

b. **Don't use commas (,) Dashes (-) Zip Codes (11222) or any other symbol.**

c. **For optimal performance enter maximum of 50 addresses per search.**

We are working on optimizing the amount of addresses can be entered. When entering more than 50 addressees API data returned to our result page gives duplicate data when using Export to CSV function.

d. Enter addresses and hit "Analyze" - You may have to wait a few to get your results. Please be patient!

e. Once results load, depending on the size if you screen, you can move the results table with the arrow keys.

f. you can scan though the results and use the check box to the left of each result to export only the results you want to a CSV file. Or use "Check All" To export the entire results.

NOTE: Our system exports data from which we get results via the API calls we do to several other data bases. If API does not provide any data it wont show on our results window and hence we can't export.

But we understand the issues this creates when trying to correlate results, we are looking for a solution for this issue and update our system.

Asset Management like a Fortune 500

2. Portfolio Management Systems

B. With Noteproz Pro plan you will be able to:

a. Dashboard with overview of:

- Total Investor Investment
- Total Invested (Investor + Rolled Profits)
- Profit
- Avg Mths Invested
- ROI (Lender Investment)

- Total ROI (Lender + Rolled Profits)
- Annualized ROI
- Active Notes

- Closed Notes

b. Admin Functions:

- Managers for your team
- Create Investor user access
- Create JV's
- Create assets

c. Financial Functions:

- Create Investor Deposit/Withdraw
- Create New Asset Income and expense
- General Ledger

c. Reports:

- **Investors report**
 - Statements
 - JV Groups
 - Assets
 - Amount loaned
 - Profit
 - ROI
- **JV Reports**
 - Assets
 - JV ID
 - Date
 - Loaned Amt
 - % Owned
 - Revenue
 - Profit
 - ROI to Date
 - Annualized
 - Active Assets
 - Investors
- **Assets reports**
 - JV ID
 - Asset ID

- Asset photo
- Status
- Address
- Document
- Loaned Amt
- Owned
- Revenue
- Expenses
- Profit

- **Cashflow Report**

Choose by: Asset, Investor, Date , Income / Expense / Asset / Reverse

- Overview : Currently Loaned - Cashflow to Date
- JV ID
- Asset ID
- Amt
- Date
- Transaction
- Memo

Asset Manager How To's

Important: If you want to add assets you own or if you have deals where you are the sole investors you need to:

- 1- Add your self as an investor on Admin-> Manage Investors
- 2- Add to your investor account the investment funds available to loan/invest in Financial-> Investor Cash Account.
- 3- Create a JV where you are the only investor, Give the field My company JV % 0 (zero) And your investor account will get 100%
- 4- Add the asset you own and add the JV you own a 100% of.

How to_Manage Asset Income & Expenses

1) Enter Income and Expenses for Assets

- a. Click on **Financial, Asset-Inc/Exp, Create**
- b. In **Create**
 - i. Pick the Asset from the drop down list
 - ii. Choose the Transaction Type
 - iii. Date
 - iv. Name related to the transaction
 - v. Enter Amount
 - vi. Choose the GL code from the dropdown (Set these up in General Ledger under Financial tab)
 - vii. Memo - include notes if pertinent
 - viii. Enter Transaction to Save

2) Create General Ledger categories

- a. Click on **Financial, General Ledger, Create**
- b. In **Create**
 - i. Add the name of your G/L account

How to_Create a JV and add Assets

1) Set up an Investor

- a. If **new Investor** click on **Admin, Manage Investors, Create** and set up Investor
- b. If **existing Investor** go to next step.

2) Deposit Investor Cash

- a. Click **Financial, Investor Cash Account, Create**
- b. In **Create**
 - i. enter Date, Select Investor, Amount, enter Transaction Type - Deposit (this adds the Investor cash to his account with you), Enter Transaction to save

3) Create a JV

- a. Click **Admin, Manage JV's, Create**
- b. In **Create**
 - i. give your JV a name, Start Date, Choose your Company, enter JV % your company gets in the deal, the Select Investor/s and amount invested for that JV.
 - ii. Click Save - will take you back to the JV list
 - iii. Click on your newly created JV name from the list to review

- iv. (can have multiple JV partners, the software automatically figures the percentage)
 - v. (don't have to use all Investor funds on one JV. Can be spread out over multiple JV's)
- 4) Create Assets (add to JV)
- a. Click on **Admin, Mange Assets, Create**
 - b. In Create, enter all the pertinent info
 - i. Property Info
 - ii. Owner Info (if occupied by note maker)
 - iii. Purchase Info
 - 1. Assign to JV deal here
 - iv. Sales Info (when sold at later date)