
From: jeffrey E. <jeevacation@gmail.com>
Sent: Tuesday, September 26, 2017 5:51 PM
To: Paul Barrett
Subject: Re: 2 things

some 2 som 3

On Tue, Sep 26, 2017 at 1:19 PM, Paul Barrett <mailto:[REDACTED]> wrote:

And for 2 – you like option a, b or c?

Paul Barrett

Alpha Group Capital LLC

142 W 57 <https://maps.google.com/?q=142+W+57&=entry=gmail&source=g> th Street, 11thth Floor,
New York, NY 10019

[REDACTED] tel: [REDACTED] (o) [REDACTED] <tel [REDACTED]> (c)
[REDACTED] /a> <mailto:[REDACTED]>
=/span>

From: jeffrey E. [mailto:jeevacation@gmail.com <mailto:je=vacation@gmail.com>]
Sent: Tuesday, September 26, 2017 12:16 PM
To: Paul Barrett <mailto:[REDACTED]>
Subject: Re: 2 things

i like 2. no secondary market in 1 <=u>

On Tue, Sep 26, 2017 at 11:26 AM, Paul Barrett <mailto:[REDACTED]>
target="_blank" wrote:

Hi Jeffrey

Let me know your interest level on the following: =/u>

1. Build a \$5-10MM portfolio of hard money real estate loans

- a. 1-2 yrs maturity
- b. 11-12% IRR
- c. 50-60% LTV
- d. Loan size commitment in the \$500-1MM range
- e. Distributions received quarterly
- f. I think of this as part of the illiquid fixed income portfolio. </=u>

2. Defaulted credit card and auto loan debt (they buy paper at 3c on the dollar, obtain judgements and garnish wages; recoveries anywhere between 5c-100c on the dollar)

- a. Option 1 – provide a 3yr loan at 10% against the portfolio
- b. Option 2 – Provide a 3yr loan at 6% with a 20% equity stake in what gets recovered through years 4-6 (my guess is a 13% IRR over the 6 years) <=u>
- c. Option 3 – No debt, all equity. IRR in the 20%-30% (distributions have very long tails so would negotiate an end date).

These are both run by a good friend. I have been doing both for many years.

Will call to discuss.

Paul

Paul Barrett

Alpha Group Capital LLC

142 W 57 <<https://maps.google.com/?q=142+W+57&=entry=gmail&source=g>> th =treet, 11th Floor, New York, NY 10019

[REDACTED] tel: [REDACTED] (o) [REDACTED] tel: [REDACTED] (c) =/u>

[REDACTED] <mailto:[REDACTED]>

=u>

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please no=e

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JEE

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=A0 please note

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