



Private Lending
Direct I
Loan Offering

WHOLE POSITION

RE SPECIAL OFFERING



LENDER RATE
7 - 9 %

PROJECT DETAILS

The subject property is located in the Ridgetop neighborhood of Austin and consists of a duplex with two residential units. Construction was completed in September 2023. Initially listed for sale, the borrower decided to rent the units to generate rental income. Each unit has been successfully occupied by tenants. Situated near UT Austin, the Mueller district, and top-rated schools, the property is in a desirable area with reasonable value appreciation. This medium-term hold strategy positions the borrower to benefit from ongoing rental income while capitalizing on future value appreciation. The exit strategy is a refinance into a long-term landlord note.

LOAN AMOUNT
\$1,076,069

AVAILABLE POSITION
\$1,076,069

LTV (ARV)
66.22%

3.30.26

PROJECT INFORMATION

2 units | 2 SFR existing | 4bd, 3bth | 1773sf |
3bd, 2.1bth | 1353sf

Disclosure - This borrower is a Noble affiliated entity.

935 E 51ST (#1, #2)
AUSTIN, TX 78751

ESTIMATED VALUE
\$1,625,000

LOAN TERMS

LOAN PROGRAM:

Bridge

TERM:

18

METRO AREA:

Austin

MATURITY:

8/1/2026 - Extension Pending

NUMBER OF DEALS:

Repeat Borrower 9 Payoffs

EXIT STRATEGY:

Rental Refinance

BORROWER'S EQUITY:

\$551,915

EXPERIENCE:

Noble JV Deal

BUDGET PROGRESS:

100%

CONSTRUCTION BUDGET:

\$0

INTEREST RESERVES:

\$78,375

DEVELOPMENT COST:

\$1,263,238



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