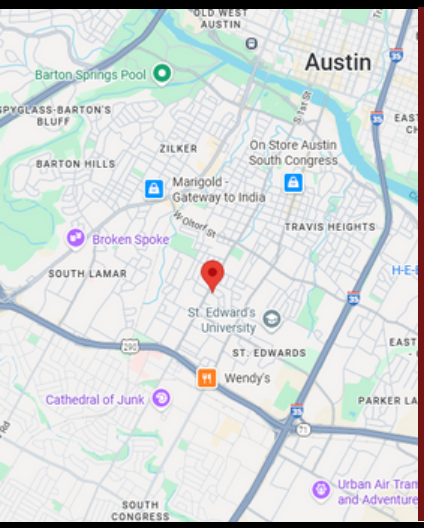
PLDI

Private Lending Direct I Loan Offering

WHOLE POSITION

RE SPECIAL OFFERING



LENDER RATE

7 - 9 %

PROJECT DETAILS

The subject property is a newly constructed duplex located in the highly desirable 78704 submarket of Austin, TX. Each unit features 3 bedrooms, 3 bathrooms, and 1,629 sq ft of modern living space, appealing to long-term tenants seeking premium finishes and proximity to Austin's top employment centers and lifestyle amenities.

Both units are fully leased, generating strong, stabilized rental income. The borrower's exit strategy is a refinance into a long-term landlord note.

LOAN AMOUNT

$1,364,429

AVAILABLE POSITION

$1,364,429

LTV (ARV)

75%

12.16.25

PROJECT INFORMATION

2 units | 2 SFR existing | 3bd | 3bth | 1,629sf each (3,258sf total)

514 POWELL (#1, #2), AUSTIN, TX 78704

ESTIMATED VALUE

$2,040,000

LOAN TERMS

LOAN PROGRAM:
Bridge

TERM:
18

METRO AREA:
Austin

MATURITY:
REO

NUMBER OF DEALS:
Repeat Borrower 9 Payoffs

EXIT STRATEGY:
Rental Refinance

BORROWER'S EQUITY:
$385,915

EXPERIENCE:
Noble JV Deal

BUDGET PROGRESS:
100%

CONSTRUCTION BUDGET:
$855,211

INTEREST RESERVES:
$105,000

DEVELOPMENT COST:
$1,605,211

ACCESS THE MARKETPLACE

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