



PARTIAL POSITION

Private Lending Direct I  
Loan Offering



LENDER RATE  
7-9%

PROMOTIONAL  
RATE MAY 2026:  
10%

## PROJECT DETAILS

This property is located in the Canyon Lake area along the I-35 corridor between San Antonio and Austin. Values are relatively stable, the area is well developed, and resale demand is stronger for newly built homes. The subject property is in a gated subdivision with private streets maintained by the HOA. Comparable sales nearby support the product type and finish quality while indicating reasonable demand for the subject property due to a slightly larger floor plan and lot size compared to neighboring units.

LOAN AMOUNT  
\$661,500

AVAILABLE POSITION  
\$100,000

LTV (ARV)  
75.00%

5.11.26

## PROJECT INFORMATION

1 unit | 1 SFR NC | 4bd | 2.5bth | 2525sf |  
+2 lots additional collateral

1637 PRIMROSE PATH  
CANYON LAKE, TX 78133

ESTIMATED VALUE  
\$882,000

## LOAN TERMS

**LOAN PROGRAM:**

New Construction

**TERM:**

18

**METRO AREA:**

San Antonio

**MATURITY:**

6/1/2027

**NUMBER OF DEALS:**

5 Sales as Owner

**EXIT STRATEGY:**

Sell

**BORROWER'S EQUITY:**

\$202,063

**EXPERIENCE:**

Expert

**BUDGET PROGRESS:**

79.87%

**CONSTRUCTION BUDGET:**

\$550,001

**INTEREST RESERVES:**

\$0

**DEVELOPMENT COST:**

\$832,001



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512.249.2800

noblecapital.com

ir@noblecapital.com

9050 N Capital of TX Hwy Bldg 3

Ste 260 Austin, TX 78759