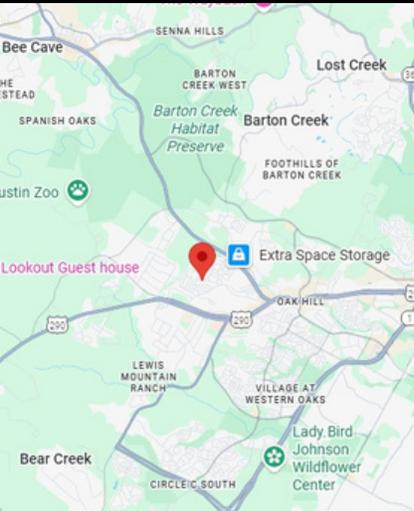




Private Lending
Direct I
Loan Offering

WHOLE POSITION

RE SPECIAL OFFERING



LENDER RATE
7 - 9 %

PROJECT DETAILS

The subject property is a single-family home located in the West Oak Hill neighborhood of Austin. The cozy home offers a quieter suburban setting while maintaining convenient access to Austin's major employment centers and commercial districts. The property appeals to long-term tenants with families. The borrower has a medium-term hold strategy aimed at balancing stable income with long-term appreciation. The home is currently leased, generating consistent monthly rental income. The borrower's exit strategy is a refinance into a long-term landlord note.

LOAN AMOUNT
\$416,200

AVAILABLE POSITION
\$416,200
12.16.25

LTV (ARV)
69.37%

PROJECT INFORMATION

1 unit | 1 SFR existing | 3bd | 2.5bth | 1608sf

8501 SELWAY DR
AUSTIN, TX 78736

ESTIMATED VALUE
\$600,000

LOAN TERMS

LOAN PROGRAM: Bridge	MATURITY: REO	BORROWER'S EQUITY: \$184,358	CONSTRUCTION BUDGET: \$0
TERM: 12	NUMBER OF DEALS: Repeat Borrower 3 Payoffs	EXPERIENCE: Noble JV Deal	INTEREST RESERVES: \$8,500
METRO AREA: Austin	EXIT STRATEGY: Rental Refinance	BUDGET PROGRESS: 100%	DEVELOPMENT COST: \$498,150



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