



PARTIAL POSITION

Private Lending Direct I  
Loan Offering



LENDER RATE  
7 - 9%

## 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. Comparable sales nearby support the product type and finish quality. The home is 1 mile from the nearest lake boat ramp and there is an event center on the same road with a golf course adjacent. The subject lot is bigger than neighboring lots and backs up to greenbelt with a view.

LOAN AMOUNT  
\$395,400

AVAILABLE POSITION  
\$45,230  
12.19.25

LTV (ARV)  
60.00%

## PROJECT INFORMATION

1 Unit | 1 SFR NC | 5bd | 3.1bth | 3383 sf

196 WATTS LN  
CANYON LAKE, TX 78133

ESTIMATED VALUE  
\$659,000

## LOAN TERMS

**LOAN PROGRAM:** New Construction  
**TERM:** 12  
**METRO AREA:** San Antonio  
**MATURITY:** 5/1/2026 - Extension Pending  
**NUMBER OF DEALS:** 7 Sales as Owner  
**EXIT STRATEGY:** Sell

**BORROWER'S EQUITY:** \$198,478  
**EXPERIENCE:** Expert  
**BUDGET PROGRESS:** 90.46%

**CONSTRUCTION BUDGET:** \$249,690  
**INTEREST RESERVES:** \$11,750  
**DEVELOPMENT COST:** \$567,413



### ACCESS THE MARKETPLACE

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