

Private Funding Opportunity

2 Dogwood Drive, Wimberley TX 78676

Offered By: Taurino Partners, LLC

Funding Date: March 2, 2012

Private Investor Needed To Fund Acquisition / Remodel Project in Wimberley, TX Offering a 16% Return on Investment

This funding opportunity is for 100% of a second position real estate investment loan in the amount of \$21,500 USD that will be used towards the acquisition and renovation of a single-family property in the Woodcreek subdivision in Wimberley, TX. The borrower believes they can have the small amount of renovations completed within 3-weeks and property sold within 3-months. We structured a 6-month loan with the borrower to allow sufficient time to market and sell the property for a profit. This loan will be secured by a Deed of Trust on the above mentioned property. Additionally, this particular borrower is willing to offer up part of profits to private lender(s) who are willing to fund second loan.

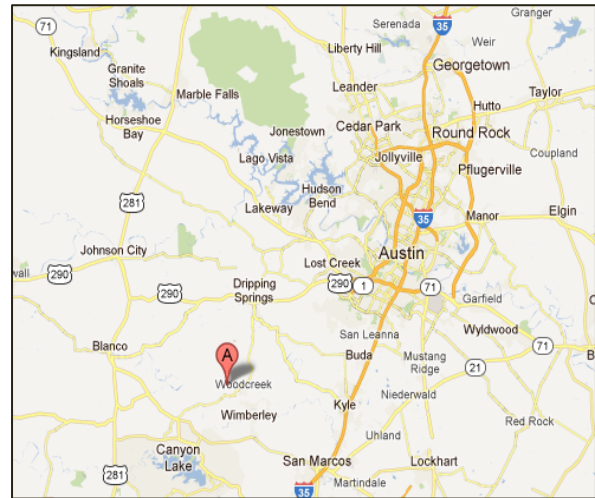
Projected Returns:

Investment Amount:	\$21,500.00
Loan Term:	6-Months
Interest Rate:	10%
Loan Type:	Interest Only
Monthly Interest Payments:	\$179.00
Portion of Profits from Sale:	\$2,500.00
Total Investor Proceeds:	\$3,574.00
Return on Investment:	16.62%
Annualized Rate of Return:	33.24%

Property Information:

2 Dogwood Drive is a 1,745 square foot single-family residence (Per recent appraisal) that was built in 2002. It has 3-bedrooms, 2- full baths and is located in the Woodcreek subdivision, which boasts a semi-private 18-hole course/club called the Quicksand at Woodcreek. Wimberley, with its friendly small town atmosphere, is situated in the Blanco River Valley in the heart of the Texas Hill Country and was rated as one of "America's Ten Best Small Towns" by Travel Magazine. It is located approximately 20 miles southwest of Austin and 17 miles from San Marcos. Homes in

the Woodcreek subdivisions typically sell within 90 days.



Available Documents:

- Funding Opportunity Summary Report
- Property Appraisal
- Preliminary Report / Title Commitment
- Preliminary Promissory Note
- Preliminary Deed of Trust
- Lender Closing Instructions

For More Information:

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