

Private Funding Opportunity

160 Bluff Trail, Dripping Springs, TX 78620

Offered By: Taurino Partners, LLC

Funding Date: April 30, 2012

Private Investor Needed To Fund Cash-Out Investor Loan in Dripping Springs, TX Offering a 15% Annual ROI

This funding opportunity is for 100% of a first position real estate loan in the amount of \$30,000 USD that will be used for construction plans and other upfront soft costs in order to procure construction financing to build a single-family residence on the subject property. We are structuring a 6-month bridge loan with borrower to ensure that he can meet financial obligation to lender by acquiring a construction loan with a residential construction lender. This loan will be secured by a Deed of Trust on the above mentioned property..

Projected Returns:

Investment Amount:	\$30,000.00
Loan Term:	6-Months
Interest Rate:	10%
Loan Type:	Interest Only
Monthly Interest Payments:	\$250.00
Total Investor Proceeds:	\$2,250.00
Return on Investment:	7.50%
Annualized Rate of Return:	15.00%

Property Information:

The property located at 160 Bluff Trail, Dripping Springs, TX 78620. It is a 1.162-acre residential lot with 100 linear feet of frontage on the Pedernales River within the Pedernales Place subdivision in Dripping Springs, 35 miles west of downtown Austin. The subject property was recently appraised on April 19, 2012 by the Broker's preferred Austin area appraiser, Sammy Pruett for \$95,000. The Borrower, RCI Land Inc., is the land holding entity owned entirely by borrower who is a seasoned real estate professional with over 25 years of local real estate experience and the owner of one of Austin's longest running apartment locators. Borrower has been pre-qualified by Mission Mortgage to obtain construction financing to pay-off this first position loan.



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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