

INVESTMENT SNAPSHOT

High-Yield 1st Lien Opportunity: 44.97% LTV on 2.73-Acre Clark County Parcel

A secured private lending opportunity in Clark County, NV, offering institutional-grade security and flexible investor returns.

OPPORTUNITY

\$425,000 1st Lien Loan on 2.73 acres of versatile land in Clark County, NV.

SECURITY

Secured by property valued at **\$945,000** (55.03% equity cushion).

YIELD

Flexible returns of **10%, 11%, or 12% APR** based on structure.

SPONSOR

1,400+ deal track record with zero principal losses in history.

Strategic Location & Confirmed Access Support Conservative Valuation

Property Overview

LOCATION

2.73-acre flat parcel in **Clark County, NV**, with confirmed paved legal road access.

VALUATION

\$945,000 (\$346,154/ac) — subject priced conservatively relative to recent Clark County comparable sales.

VERSATILITY

Zoned C Conservation / R-90 Residential; supports **SFH, MFH, development, and 99% buildable area.**

Market Validation

LIQUIDITY

Median Days on Market (DOM) of **142 days** confirms steady demand in the Las Vegas metropolitan area.

COUNTY AVERAGE

County average of \$485,338/acre supports the conservative subject valuation of \$346,154/acre.

DEMAND DRIVERS

Las Vegas MSA population of 3,000,000 and +1.59% YoY growth create robust demand for developable land.

Clear Path to Liquidity within 12 Months via Cash Sale

Exit Strategy

CASH SALE

Projected **\$945,000** exit via standard market listing.

TIMELINE

Estimated **7-month turnaround**, well within the 12-month loan term.

TARGET CLOSING

Scheduled for **October 15, 2026**.

Investor Returns

OPTION	APR	PAYMENT STRUCTURE
Option A	10%	Monthly interest-only + 1 point at funding.
Option B	11%	Quarterly interest-only + 2 points at funding.
Option C	12%	Fully accrued interest + 3 points at funding.

All options are secured by the same first-lien collateral and share the same 12-month term with extension available.

Institutional-Grade Security with a Proven Zero-Loss Track Record

1,400+

DEALS COMPLETED

\$20M+

CAPITAL DEPLOYED

50+

LENDERS FUNDED

\$0

PRINCIPAL LOSSES

Sponsor Track Record

 **1,400+ land deals completed** with zero lender principal losses in sponsor history.

 Repeatable system closing **10-20 deals per month** across 15+ states.

Security Protections

 Conservative underwriting always **below 65% LTV** (Subject deal is 44.97% LTV).

 Lender holds **1st position**; comprehensive title insurance and professional escrow.

NEXT STEPS & CONTACT INFORMATION



Secure Your Position: Target Closing September 8, 2026

Review full documentation and schedule a lender call to confirm terms and initiate funding.

Early commitment is recommended to secure your position in this high-yield 1st lien opportunity.

Presented by Eppler Capital Funds

Connecting investors with secured, yield-generating private lending opportunities.

Sponsor Contact



NAME

Craig Eppler



EMAIL

craig@epplercapital.com



PHONE

610-300-3316



BOOK A CALL

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