

High-Yield 1st Lien Opportunity: 69.82% LTV on 5-Acre Buildable Parcel

A secured private lending opportunity in Doña Ana County, NM, offering strong security and flexible investor returns.

OPPORTUNITY

\$97,750 1st Lien Loan on 5 acres of high-demand land in **Doña Ana County, NM**.

SECURITY

Secured by property valued at **\$140,000** (30.18% 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 D2 Zoning & Confirmed Access Support Premium Valuation

Property Overview

LOCATION

5-acre buildable lot in **Doña Ana County, NM** with confirmed paved legal access and flat terrain.

VALUATION

\$140,000 (\$28,000/ac) — subject priced competitively relative to market demand for buildable rural parcels.

VERSATILITY

Zoned **D2**; allows for single-family homes, multi-family, mobile homes, and agricultural use; high end-buyer appeal.

Market Validation

LIQUIDITY

Median Days on Market (DOM) of **129 days** confirms steady demand for premium parcels in the region.

COUNTY AVERAGE

County average of **\$31,295/acre** supports the valuation for this build-ready, accessible parcel.

DEMAND DRIVERS

Proximity to the **Las Cruces Metro** (229k+ population) and a strong agricultural economy creates robust demand for residential and recreational development.

Clear Path to Liquidity within 12 Months via Cash Sale

Exit Strategy

CASH SALE

Projected **\$140,000** exit via standard market listing, supported by strong demand for accessible parcels.

INSTALLMENT SALE

Premium **\$160,000+** exit potential with seller financing options to attract a broader buyer pool.

TIMELINE

Estimated **12-month turnaround**, aligning with the loan term and providing a substantial safety margin.

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
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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 focused on strong equity cushions (Subject deal is **69.82% LTV**).
-  Lender holds **1st position**; comprehensive title insurance and professional escrow.

Secure Your Position: Target Closing July 30, 2026

Review full documentation and schedule a consultation 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.

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