

High-Yield 1st Lien Opportunity: Conservative 67.59% LTV on 18.4-Acre Parcel

A secured private lending opportunity in Morgan County, IN, offering strong security and flexible investor returns.

OPPORTUNITY

\$98,000 1st Lien Loan on 18.4 acres of versatile land in **Morgan County, IN.**

SECURITY

Secured by property valued at **\$145,000** (32.41% 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 Premium Valuation

Property Overview

LOCATION

18.4-acre parcel across two APNs in **Morgan County, IN**, providing parcel-level collateral optionality.

VALUATION

\$145,000 (\$7,880/ac) — subject priced conservatively relative to market demand for accessible rural parcels.

VERSATILITY

Features **paved road frontage** and **on-site power**, supporting agricultural, timber, and residential development use.

Market Validation

LIQUIDITY

Median Days on Market (DOM) of **86 days** confirms steady demand for premium parcels in the region.

COUNTY AVERAGE

County average of **\$10,638/acre** strongly supports the valuation for this build-ready, accessible parcel.

DEMAND DRIVERS

Proximity to the **Indianapolis-Carmel MSA** (2.17M+ population, +3.9% growth) creates robust demand for exurban land.

Clear Path to Liquidity within 12 Months via Cash Sale

Exit Strategy

CASH SALE

Projected **\$145,000** exit via standard market listing, supported by strong demand for accessible parcels.

INSTALLMENT SALE

Premium **\$165,000+** 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 **67.59% LTV**).
-  Lender holds **1st position**; comprehensive title insurance and professional escrow.

Secure Your Position: Target Closing July 30, 2025

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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