

INVESTMENT SNAPSHOT

High-Yield 1st Lien Opportunity: 68.60% LTV on 204-Acre Agricultural Parcel

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

OPPORTUNITY

\$1,955,000 1st Lien Loan on 204 acres of AG zoned timber land in Lavaca County, TX.

SECURITY

Secured by property valued at **\$2,850,000** (31.4% 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.

Strong Comps & Demand Fundamentals Support Conservative Valuation

Property Overview

LOCATION

204-acre AG parcel in **Lavaca County, TX**, with confirmed paved legal road access.

VALUATION

\$2,850,000 (\$13,971/ac) — priced within the comp range of \$12,000 - \$18,047/ac.

VERSATILITY

Zoned AG; allows **farming, recreation, single-family homes, multi-family, off-grid, and investor potential.**

Market Validation

LIQUIDITY

Median Days on Market (DOM) of **88 days** confirms steady demand in the Victoria, TX micropolitan area.

COUNTY AVERAGE

County average of \$12,858/acre supports the conservative subject valuation of \$13,971/acre.

MARKET COMPS

Lavaca County's population has grown 6.96% since 2010 with stable flat growth and unemployment at 3.1% vs 4.2% nationally.

Clear Path to Liquidity within 12 Months via Cash Sale

Exit Strategy

CASH SALE

Projected **\$2,850,000** exit via standard market listing.

TIMELINE

Estimated **88-day turnaround**, well within the 12-month loan term.

TARGET CLOSING

Scheduled for **November 15, 2026**.

Investor Returns

OPTION	APR	PAYMENT STRUCTURE
Option A	10%	Monthly interest-only +1 points 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 70% LTV** (Subject deal is 68.60% LTV).

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

NEXT STEPS & CONTACT INFORMATION



Secure Your Position: Target Closing November 15, 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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