



First Trust Deed Opportunity

Durango Land Loan

Borrower:	Durus Holdings, LLC
Property Address:	7.89 acres of vacant land on Durango, east side of street, between W Russell Rd and W Oquendo St.
Loan Amount:	\$ 4,340,000.00
Appraised Value:	\$ 5,600,000.00
Loan-to-Value:	77%
Yield:	8% annual interest paid monthly (Interest will not be earned until such time as our Bank releases funds to MVP Mortgage)
Term:	18 months with an optional extension period.
Maturity Date:	June, 2017
Minimum Investment:	\$25,000
Guarantor:	Stephen Byrne, Nicole Byrne, Andrew Jolley and Alison Jolley
Disclaimer:	Past performance is not necessarily indicative of future results or success. Money invested through a mortgage broker is not guaranteed to earn any interest or return and is not insured. Prior to investing, investors must be provided applicable disclosure documents. <u>Nevada Residents Only.</u> Nevada MBL # 3650