



# First Trust Deed Opportunity

## PALM ESTATES

Borrower:	Palm Estate LLC., Ford Ranch LLC. and Sunset Office Plaza LLC
Loan Amount:	\$ 4,714,000.00
Appraised Value:	\$ 11,500,000.00
Loan-to-Value:	40.95%
Yield:	7% annual interest paid monthly (Interest will not be earned until such time as our Bank releases funds to MVP Mortgage)
Term:	12 months with an optional extension period.
Maturity Date:	January 20, 2015
Minimum Investment:	\$25,000
Guarantor:	FCB Trust U/A/D 12/31/2012, and Scott Sibley, an individual. (The "Guarantors")
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. <b><u>Nevada Residents Only.</u></b> Nevada MBL # 3650

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