



First Trust Deed Opportunity

Ramada Tucson East

Borrower:	EQ HF Tucson, LLC
Property Address:	6944 East Tanque Verde Road, Tucson, Arizona 85715
Subject Property:	The hotel sits on a 2.93 acre site that includes the hotel and surface parking. It consist of 115 rooms, is a service hotel with 1,100 square foot meeting room, fitness room, outdoor pool/spa, snack shop, guest laundry, business center, and breakfast room.
Loan Amount:	\$ 3,400,000.00
Appraised Value:	\$ 4,800,000.00 (March 2015)
Loan-to-Value:	70.83 %
Yield:	8 % 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:	July 29, 2016
Minimum Investment:	\$25,000
Guarantor:	Stephen J Byrne, Nicole M. Byrne, Andrew M Jolley, Allison L. Jolley and EquiSource Hotel Fund I, LLP. (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. Nevada Residents Only. Nevada MBL # 3650