



VESTIN ORIGINATIONS

First Trust Deed Opportunity

Terravita LLC Loan #1255-07-11

Borrower:	Terravita, LLC, A Nevada Limited Liability Company
Property Address:	3909 North Nellis Boulevard, Las Vegas, NV 89115
Assessor's Parcel Nos.:	148-08-510-001 through 100
Subject Property:	Our loan will be secured by a 100 unit, two story multi-family complex located near Nellis Boulevard and Las Vegas Boulevard, just south of Craig Road. Although the units have been individually parceled, the ownership is controlled by a single entity and the property operates as an apartment complex. The property benefits from its location as many tenants work in the surrounding area. Terravita currently boasts a 93% occupancy rate and the property is enhanced by onsite leasing and maintenance staff.
Loan Amount:	\$2,800,000
Estimated Value:	\$3,600,000 as appraised by Snyder Valuation (08/2011)
Loan-to-Value:	78%
Yield:	7.50% annual interest, paid monthly
Term:	12 months
Minimum Investment:	\$25,000
Guarantors:	Kory Scheeler and Elizabeth Scheeler

Borrower history: Mr. Scheeler and his companies have been involved in southern Nevada real estate for the last twenty years. He specialized in purchasing discounted properties, rehabbing them, and then reselling them for a profit.

Prior History: Mr. Scheeler is a repeat borrower and has successfully repaid his loans over an 18 year period.

Exit Strategy: The property is currently listed for sale. Once the property is sold, we will be paid in full from the sales proceeds.

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. NV MBL #274

To invest, or to receive additional loan details, such as the appraisal, please contact our offices at (702) 227-0965.