

FIRST MORTGAGE LOAN PROGRAM



SAN MIQUEL DE ALLENDE, MEXICO

EFFECTIVE HIGH YIELD OF
15% PLUS

LOW LEVERAGE (30% OR LESS LTV)



CHESTERFIELD FARING LTD



Overview. Chesterfield Faring, Ltd. (“CFL”) formed MexiCap, Ltd. (the “Lender”) to make low risk, high yield first mortgage loans (“Loans”) in San Miguel De Allende in Mexico (“SMA”). To date, the Lender made seven (7) loans totaling an investment of \$511,104 (the “Cost”) and the payoff at \$580,000 (“Payoff”) for a net profit of \$69,696 or 14.83% after promote. The investors receive a 12.0% preferred annual return plus 50.0% of the net profits. CFL has \$200,677 invested in the Lender to date or 38% of the Cost to date.

The Opportunity. There is little first mortgage financing available in SMA. Thus, demand currently appears as an unlimited and unparalleled opportunity for investors to make low risk first mortgage loans (30% Loan to Value) at 12.0% plus high yield loans. To mitigate risk, the Lender employs the best legal counsel in the region and is often a guest lecturer on legal affairs in the area. Foreclosures typically take 3 to 6 months in the local courts. If the Loan in question is not extended, then the Lender will take title and lease back to the borrower paying a high current yield.

Series A Funded. The Lender issued and sold the Series A totaling \$300,000 over subscribed by \$50,000. CFL and the Lender charge no fees on raising the funds. All funds go directly into Loans and no overhead. CFL charges underwriting and origination fees to the borrowers to cover the Lender’s overhead. There are no operating costs for the Lender until the Loans are paid in full and paid via the “promote” to CFL.

Series B Offering. This next round of the Series B units (“Series B”) totals \$500,000 selling ten (10) \$50,000 units. Half Series B units are available. The Series B provides a twelve percent (12.0%) annual return, typically prepaid interest for one (1) year. The terms are the same as the Series A except the Series B purchaser receive half of the common equity that the Series A received of the Lender. Of the Series B, \$211, 104 has been funded with \$288,096 available. Any odd number will be purchased by CFL.

Current Loans. The Lender made seven (7) Loans as follows: i) two (2) Loans to Alexandra Cronin known as: a) Calle Prologacion de la Qunita 26 for \$160,000 (valued at \$600,000) plus b) 28--8 on the same street for \$250,000 (valued at \$1.1 million), ii) a Loan to Angelica Reyes for Camino El Borreguero Rancho Toreador for \$25,000 (valued at \$85,000), iii) a Loan to Cristobal Suarez for \$12,000 (valued at \$50,000), iv) the Hospital Loan of \$66,000 (valued over \$666,000), v) Ignacio Rameriz #24 Colonia Mexquito SMS for \$12,000 (valued at \$45,000), plus vi) Fracion, 10 acres of prime residential land, \$30,000 valued at \$100,000.

	Borrower	Gross Loan	Net Funding	Profits	Pref Return	Net Profit	Value	LTV
CLOSED	Cronin 1	\$ 160,000	\$ 140,800	\$ 19,200	\$ 16,896	\$ 2,304	\$ 625,000	25.60%
	Cronin 2	\$ 250,000	\$ 220,000	\$ 30,000	\$ 26,400	\$ 3,600	\$1,100,000	22.73%
	Angelica	\$ 25,000	\$ 22,000	\$ 3,000	\$ 2,640	\$ 360	\$ 85,000	29.41%
	Cristobel	\$ 12,000	\$ 10,560	\$ 1,440	\$ 1,267	\$ 173	\$ 60,000	20.00%
	Hospital	\$ 75,000	\$ 66,000	\$ 9,000	\$ 7,920	\$ 1,080	\$ 666,667	10.00%
	Ignacio	\$ 28,800	\$ 25,344	\$ 3,456	\$ 3,041	\$ 415	\$ 72,000	40.00%
	Fracion	\$ 30,000	\$ 26,400	\$ 3,600	\$ 3,168	\$ 432	\$ 100,000	30.00%
	Ignacio Second	\$ 4,467	\$ 3,573	\$ 894	\$ 429	\$ 465	\$ -	46.20%
	TOTALS	\$ 585,267	\$ 514,677	\$ 70,590	\$ 61,761	\$ 8,828	\$2,708,667	19.00%





Properties