

Land Advance: Portfolio 7

Debt

[View Deal Model](#)

Funding Amount: \$81,190

Projected IRR	Proj. MOIC	Term (Mo.)
14.67%	1.31x	51



Overview

Portfolio 7 offers diversified cash flows powered by installment purchase contracts financing the acquisition of 12 parcels across Arizona, California, and Texas.

Purchased below market by Groundfloor, all 12 parcels have been sold to buyers through installment purchase agreements repaying on a monthly schedule.

Investors are entitled to a pro-rata share of monthly repayment cash flows across the portfolio parcels.

APN details and repayment schedules per parcel can be accessed from the [Deal Model](#).

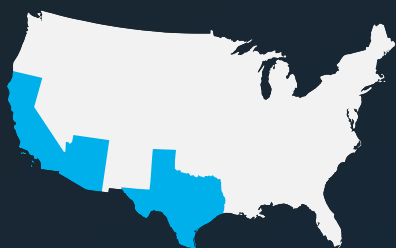
Portfolio Terms

Parcels	12
Total Acreage	23.22
Monthly Payment	\$2,203.25
Sale Price	\$81,190
Distribution Schedule	Monthly

Total Funding
\$81,190.00

Land Advance	\$77k
Listing Fee	\$4k
Total	\$81k

Portfolio Region



Arizona	6
California	5
Texas	1
Total	12

How it Works

Land Advance Portfolios are a collection of repayment obligations tied to land parcel purchases facilitated via Installment Purchase Agreements, a rent-to-own alternative to traditional mortgages.

In the event of default across individual Land Advances, the portfolio sponsor will directly fund discounted monthly repayments while a new purchaser is secured, protecting investment principal for Groundfloor Labs investors.

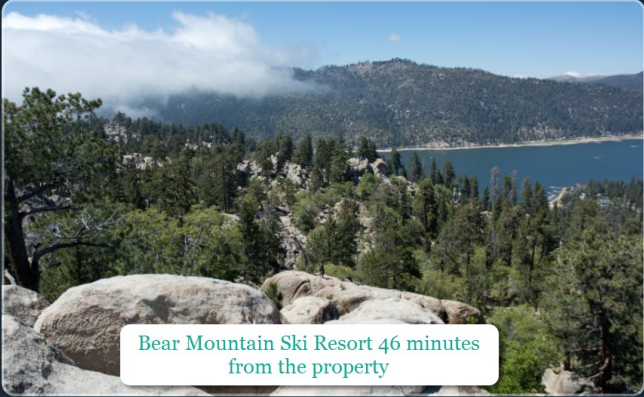
Portfolio Photos



Portfolio Photos



Attractions In The Area



FAQs

What are Land Advances?

Land Advances are transactions for land parcels through Installment Purchase Agreements (IPA), a financing structure alternative to mortgages and rent-to-own instruments. Promissory notes underpinning each IPA govern the repayment structure of the transaction, and titles are transferred to the purchaser following the fulfillment of the note in accordance to the IPA.

What is a Land Advance Portfolio?

Land Advance Portfolios are offered through an LRO structure as collections of Installment Purchase Agreements underpinning the sale of land parcels acquired by Groundfloor below market and sold to purchasers through a sponsor partner. Portfolio investors are entitled to a pro-rata share of repayment cash flows for each parcel that are distributed monthly.

How are Land Advance Portfolios underwritten?

Land Advance Portfolios are underwritten examining each constituent IPA and the composition of the portfolio as a whole. As a policy, Groundfloor exclusively purchases land parcels with pre-existing and performing IPAs with no payment delinquencies, mitigating exit pricing risk for portfolio investors with a pre-determined sale price stipulated in each IPA. Asset diversification across parcels within portfolios reduces the impact of default risk across individual IPAs, and geographical diversification reduces the impact of local land market dynamics within portfolios.

What happens if a Land Advance defaults?

A default clause within the partnership structure between Groundfloor and the Land Advance sponsor governs contingent actions taken in the event of default for individual Installment Purchase Agreements.

In the event of default, the Land Advance sponsor, from which the land parcels and their Installment Purchase Agreements are acquired by Groundfloor, is obligated to find a new purchaser of the defaulted land parcel or repurchase the land parcel from Groundfloor at a discount. While a new purchaser of the defaulted land parcel is being secured, the sponsor will provide discounted monthly repayments in place of a purchaser.

For any questions, concerns, new product recommendations, please email labs@groundfloor.us.