



## INVESTMENT DETAILS

SPECIFIC LOAN ADVANCE	
<b>BORROWER</b>	PFT-1158 (Company)
<b>SECURITIES</b>	First mortgage over all properties listed
<b>LAND</b>	(i) East Tamaki Auckland
	<b>IDENTIFIER</b>
	<b>AREA</b> N/A
<b>LAND</b>	(ii) Henderson Auckland
	<b>IDENTIFIER</b>
	<b>AREA</b> N/A
<b>LOAN AMOUNT</b>	\$ 350,000 - full advance
<b>INVESTOR INTEREST RATE</b>	9.00%
<b>TERM</b>	12 Months
<b>PROPERTY VALUE APPRAISER</b>	(i) \$ 440,000 Seagars 18 October 2022
<b>PROPERTY VALUE APPRAISER</b>	(ii) \$ 520,000 Seagars 20 October 2022
<b>TOTAL PROPERTY VALUE</b>	\$960,000
<b>INVESTMENT LVR</b>	36%

\* Indicative Dates



## BACKGROUND

### ABOUT THE PROPERTY

The East Tamaki property provides medium stud warehouse space as well as office and amenity area. It is a 85m<sup>2</sup> ground floor industrial unit which forms part of a mixed use development. This property is leased for \$24,000 per annum.

The Henderson property consists of a 126m<sup>2</sup> ground floor retail unit. It also provides for carparking and is leased for \$30,000 per annum.

### PURPOSE OF THE LOAN

Working capital for the Borrower's business.

### SOURCE OF REPAYMENT

From retention payments from borrowers electrical business.

### LVR DESCRIPTION

LVR is calculated against the combined Registered Valuations of the properties.

### SUPPORTING DOCUMENTS

[View Documents](#)

## HOW TO INVEST

### INVEST IN THIS OPPORTUNITY

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