



## INVESTMENT DETAILS

SPECIFIC LOAN ADVANCE	
<b>BORROWER</b>	PFT-1192 (Company)
<b>SECURITIES</b>	First mortgage over all properties listed
<b>LAND</b>	(i) Albany Auckland, 0632
	<b>IDENTIFIER</b>
	<b>AREA</b> 641m2
<b>LAND</b>	(ii) Glen Eden Auckland, 0602
	<b>IDENTIFIER</b>
	<b>AREA</b> N/A
<b>LAND</b>	(iii) Glen Eden Auckland, 0602
	<b>IDENTIFIER</b>
	<b>AREA</b> N/A
<b>LOAN AMOUNT</b>	\$ 1,100,000 - full advance
<b>INVESTOR INTEREST RATE</b>	9.00%
<b>TERM</b>	12 Months
<b>PROPERTY VALUE APPRAISER</b>	(i) \$ 1,500,000 Harcourts 09 March 2023
<b>PROPERTY VALUE APPRAISER</b>	(ii) \$ 410,000 Harcourts 10 March 2023
<b>PROPERTY VALUE APPRAISER</b>	(iii) \$ 385,000 Harcourts 08 March 2023
<b>TOTAL PROPERTY VALUE</b>	\$2,295,000
<b>INVESTMENT LVR</b>	48%

\* Indicative Dates



## BACKGROUND

### ABOUT THE PROPERTY

The Albany property is a two storied 4 bedroom, 2 bathroom home on a large 641m<sup>2</sup> site. It is set in a quiet cul-de-sac. Under the current zoning, as of right, there is potential to build three two storied town houses on this site.

The first apartment in Glen Eden is a one bedroom, one bathroom apartment on the ground floor of approx 48m<sup>2</sup>.

The second apartment in Glen Eden is on the first floor and is a split apartment with a Mezzanine which contains the bedroom and laundry facilities. The size of the apartment is approx 43m<sup>2</sup>.

Both Glen Eden apartments are in a gated complex which comes with full use of a swimming pool and gym facilities.

### PURPOSE OF THE LOAN

Additional funds for completing a renovation on another property.

### SOURCE OF REPAYMENT

The repayment of this loan is expected to come from the sale of the renovated property on completion.

### LVR DESCRIPTION

LVR is based on the current market appraisals for all properties.

### SUPPORTING DOCUMENTS

[View Documents](#)

## HOW TO INVEST

### INVEST IN THIS OPPORTUNITY

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