



INVESTMENT DETAILS

SPECIFIC LOAN ADVANCE		
BORROWER	PFT-1196 (Company)	
SECURITIES	First mortgage over all properties listed	
LAND	(i) Waiuku, 2123	IDENTIFIER
		AREA 580m ²
LAND	(ii) Waiuku, 2123	IDENTIFIER
		AREA 651m ²
LAND	(iii) Waiuku, 2123	IDENTIFIER
		AREA 727m ²
LAND	(iv) Waiuku, 2123	IDENTIFIER
		AREA 464m ²
LAND	(v) Waiuku, 2123	IDENTIFIER
		AREA 1367m ²
LAND	(vi) Waiuku, 2123	IDENTIFIER
		AREA 607m ²
LOAN AMOUNT	\$ 1,500,000 - full advance	
	\$ 1,030,000 - current loan	
INVESTOR INTEREST RATE	9.00%	
TERM	6 Months	
PROPERTY VALUE APPRAISER	(i) \$ 425,000 ('as complete')	
	Martin & Irwin 30 November 2022	
PROPERTY VALUE APPRAISER	(ii) \$ 425,000 ('as complete')	
	Martin & Irwin 30 November 2022	



PROPERTY VALUE APPRAISER	(iii) \$ 450,000 ('as complete') Martin & Irwin 30 November 2022
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PROPERTY VALUE APPRAISER	(iv) \$ 800,000 ('as complete') Martin & Irwin 30 November 2022
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PROPERTY VALUE APPRAISER	(v) \$ 875,000 ('as complete') Martin & Irwin 30 November 2022
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PROPERTY VALUE APPRAISER	(vi) \$ 280,000 ('as complete') Martin & Irwin 30 November 2022
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TOTAL PROPERTY VALUE	\$3,255,000
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INVESTMENT LVR	46%
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* Indicative Dates

BACKGROUND

ABOUT THE PROPERTY

The property is a 4,404 m2 site including a 160 m2 character home, large shed and recently added 133m2 dwelling. The borrower has owned and lived in this property for many years.

Resource consent has been granted to develop this property into 6 lots. Most of the in ground work has been completed. The site is almost ready for the central driveway to be poured and fencing to be installed around the individual lots.

The subject property is well located in Waiuku, within easy walking distance to the New World supermarket and the High School.

PURPOSE OF THE LOAN

To complete all subdivision works, fencing and landscaping to ready all six lots for sale.

SOURCE OF REPAYMENT

From the sale of properties.

LVR DESCRIPTION

LVR is calculated against the 'as complete value' of the Registered Valuation.

SUPPORTING DOCUMENTS

[View Documents](#)



HOW TO INVEST

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OPPORTUNITY**

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