



INVESTMENT DETAILS

SPECIFIC LOAN ADVANCE		
BORROWER	PFT-1064 (Company)	
SECURITIES	(i) First Mortgage	
LAND	(i) Burnside Christchurch	IDENTIFIER
		AREA 6200 m2
LOAN AMOUNT	\$ 2,700,000 - full advance	
INVESTOR INTEREST RATE	9.00%	
TERM	12 Months	
PROPERTY VALUE APPRAISER	(i) \$ 5,600,000 JLL 05 April 2023	
INVESTMENT LVR	48%	

* Indicative Dates



BACKGROUND

ABOUT THE PROPERTY

A modern two story office/showroom with associated warehouse and production rooms situated on a substantial 6,200 m2 site. 504m2 of the warehouse has been fitted out with specialised modern temperature controlled insulated panel production rooms, while the other 954m2 is of plasterboard lined production.

The warehouse comprises of the following:

- 666m2 - Office/showroom
- 123m2 - Secondary office
- 684m2 - Warehouse
- 984m2 - Production Room
- 504m2 - New Production Room
- 834m2 - Mezzanine Storage

The property is situated in an industrial estate 10kms from central Christchurch. It is surrounded by other blue chip tenants e.g One NZ, Jade, Ministry of Agriculture & Forestry and Airways Corporation. The property is owner occupied but the valuation has been undertaken on a vacant basis. The agent has confirmed the land component of the property is at least \$2.45m, if not more.

PURPOSE OF THE LOAN

To provide working capital.

SOURCE OF REPAYMENT

The working capital injection will result in better financial results for the business and the borrower will then be able to refinance with a mainstream bank.

LVR DESCRIPTION

Based on the Registered Valuation.

SUPPORTING DOCUMENTS

[View Documents](#)

HOW TO INVEST

INVEST IN THIS OPPORTUNITY

[Invest Now](#)