



## INVESTMENT DETAILS

SPECIFIC LOAN ADVANCE		
<b>BORROWER</b>	PFT-1203 (Trust)	
<b>SECURITIES</b>	First mortgage over all properties listed	
<b>LAND</b>	(i) Kairanga Manawatu	<b>IDENTIFIER</b>
		<b>AREA</b> 73.6499 ha
<b>LOAN AMOUNT</b>	\$ 1,020,000 - full advance	
<b>INVESTOR INTEREST RATE</b>	9.00%	
<b>TERM</b>	9 Months	
<b>PROPERTY VALUE APPRAISER</b>	(i) \$ 4,625,000 Core Logic 11 May 2023	
<b>INVESTMENT LVR</b>	22%	

\* Indicative Dates

BACKGROUND	
<b>ABOUT THE PROPERTY</b>	A 74 hectare farming property which is close driving distance to all amenities (being 6 minutes from Palmerston North and 15 minutes from Feilding).
<b>PURPOSE OF THE LOAN</b>	To settle a dairy farm purchase.
<b>RETAINED INTEREST</b>	Funds to service the interest payments for this loan term have been retained by Property Funding and all investor interest payments will be made from these funds on their due date.
<b>SOURCE OF REPAYMENT</b>	The borrower has applied to sub-divide off two 1ha blocks. These are expected to sell for approximately \$400,000 each which will be used to significantly reduce the debt.
<b>LVR DESCRIPTION</b>	LVR is calculated against the Real Estate Appraisal.
<b>SUPPORTING DOCUMENTS</b>	<a href="#">View Documents</a>



## HOW TO INVEST

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OPPORTUNITY**

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