



INVESTMENT DETAILS

SPECIFIC LOAN ADVANCE	
BORROWER	PFT-1218 (Company)
SECURITIES	First mortgage over all properties listed
LAND	(i) Te Kauwhata
	IDENTIFIER
	AREA 14.521
LOAN AMOUNT	\$ 2,985,000 - full advance
INVESTOR INTEREST RATE	9.75%
TERM	12 Months
PROPERTY VALUE APPRAISER	(i) \$14,000,000 Sale & Purchase Agreement 06 August 2021
INVESTMENT LVR	21%

* Indicative Dates

BACKGROUND	
ABOUT THE PROPERTY	<p>The property is a 14.521ha property in Te Kauwhata. Development of a 210 lot residential subdivision is well underway. This is the borrower's sixth large development. He also owns a Real Estate Company and a residential building company. The borrower has private investors who have advanced the other \$11m to purchase the property and they are also providing funding required for site works and roading.</p> <p>Prices of the lots range between \$360,000 - \$415,000 and are between 400m2 and 664m2.</p>
PURPOSE OF THE LOAN	To complete the sale of the property.
RETAINED INTEREST	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.
SOURCE OF REPAYMENT	Sales of the sections.



LVR DESCRIPTION

LVR is calculated against the Sale and Purchase agreement.

SUPPORTING DOCUMENTS

[View Documents](#)

HOW TO INVEST

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OPPORTUNITY**

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