



INVESTMENT DETAILS

SPECIFIC LOAN ADVANCE	
BORROWER	PFT-1242 (Trust)
SECURITIES	First mortgage over all properties listed
LAND	(i) Papatoetoe Auckland
	IDENTIFIER
	AREA N/A
LAND	(ii) Papatoetoe Auckland
	IDENTIFIER
	AREA N/A
LOAN AMOUNT	\$ 550,000 - full advance
INVESTOR INTEREST RATE	9.75%
TERM	12 Months
PROPERTY VALUE APPRAISER	(i) \$ 620,000 Macrae Property Brokers 14 August 2023
PROPERTY VALUE APPRAISER	(ii) \$ 580,000 Sale & Purchase Agreement 28 April 2023
TOTAL PROPERTY VALUE	\$1,200,000
INVESTMENT LVR	46%

* Indicative Dates



BACKGROUND

ABOUT THE PROPERTY

The first property is a two level 162m2 commercial property with 6 car parks. It has a large open plan office both on the ground floor and on the first floor. This is currently owner occupied.

The second property is an almost identical property that adjoins the first property and the Borrower intends to owner occupy this place and expand their electrical wholesale and installation business.

PURPOSE OF THE LOAN

To purchase the second property.

SOURCE OF REPAYMENT

To re-finance with a mainstream bank after a 12 month trading history.

LVR DESCRIPTION

LVR is calculated against the Sale and Purchase agreement and the Current Market Analysis.

SUPPORTING DOCUMENTS

[View Documents](#)

HOW TO INVEST

INVEST IN THIS OPPORTUNITY

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