



INVESTMENT DETAILS

SPECIFIC LOAN ADVANCE		
BORROWER	PFT-1169 (Trust)	
SECURITIES	First mortgage over all properties listed	
LAND	(i) Awakeri Whakatane	IDENTIFIER
		AREA 2.1819 ha
LAND	(ii) Awakeri Whakatane	IDENTIFIER
		AREA 82.5260 ha
LAND	(iii) Awakeri Whakatane	IDENTIFIER
		AREA 38.5229 ha
LAND	(iv) Awakeri Whakatane	IDENTIFIER
		AREA 38.4083 ha
LAND	(v) Awakeri Whakatane	IDENTIFIER
		AREA 6.0714 ha
LOAN AMOUNT	\$ 3,100,000 - full advance	
INVESTOR INTEREST RATE	9.75%	
TERM	12 Months	
PROPERTY VALUE APPRAISER	(i) \$ 1,200,000 Boyes James McKay 12 September 2023	
PROPERTY VALUE APPRAISER	(ii) \$ 2,900,000 Boyes James McKay 12 September 2023	
PROPERTY VALUE APPRAISER	(iii) \$ 1,760,000 Rates Notice 01 August 2023	



PROPERTY VALUE APPRAISER	(iv) \$ 1,730,000 Rates Notice 01 August 2023
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PROPERTY VALUE APPRAISER	(v) \$ 1,425,000 Boyes James McKay 12 September 2023
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TOTAL PROPERTY VALUE	\$9,015,000
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INVESTMENT LVR	34%
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* Indicative Dates

BACKGROUND

ABOUT THE PROPERTY

The first property is well located lifestyle block just over 2ha in size. The lifestyle block contains a 232m² improved 1930's character style home which has been modernised and has undergone significant additions. It also contains a substantial garage/workshop and an iron shed used for storage. The property is only a few minutes from the Awakeri Village and 15kms from the Central Whakatane commercial area.

The second property is a 6ha well located production kiwifruit orchard.

The third property is a dairy farm centrally located on the Rangitaiki Plains. It includes a 26-a-side herring bone cow shed, sundry farm sheds and normal farm infrastructure.

The fourth and fifth properties are leased to the Borrower's son for \$116,000 pa for the two blocks. The son owns a reasonable size dairy farm that adjoins these two properties.

PURPOSE OF THE LOAN	To re-finance existing debt and provide working capital.
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SOURCE OF REPAYMENT	From the sale of the kiwifruit orchard and selling 50% of dairy farm and herd to the Borrower's son.
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LVR DESCRIPTION	LVR is based on three Registered Valuations and the Rates notice for the last two properties.
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SUPPORTING DOCUMENTS	View Documents
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HOW TO INVEST

INVEST IN THIS OPPORTUNITY	Invest Now
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