



INVESTMENT DETAILS

SPECIFIC LOAN ADVANCE	
BORROWER	PFT-1286 (Company)
SECURITIES	First mortgage over all properties listed
LAND	(i) Paremoro Albany Heights
	IDENTIFIER
	AREA 15980 m ²
LAND	(ii) Pauanui
	IDENTIFIER
	AREA 690m ²
LOAN AMOUNT	\$ 2,300,000 - full advance
INVESTOR INTEREST RATE	9.75%
TERM	6 Months
PROPERTY VALUE APPRAISER	(i) \$ 2,500,000 Telfer Young 17 April 2023
PROPERTY VALUE APPRAISER	(ii) \$ 1,400,000 Telfer Young 20 April 2023
TOTAL PROPERTY VALUE	\$3,900,000
INVESTMENT LVR	59%

* Indicative Dates



BACKGROUND

ABOUT THE PROPERTY

The Paremoremo property comprises of 1.598ha rectangular site with a sub division plan for a four lot sub division with site sizes varying between 1,645m² and 6,083m². All sites would obtain views over the upper reaches of the Waitemata Harbour to Hobsonville Point.

The Pauanui property is a recently completed modern 3 bedroom, two bathroom home on a 690m² section. The property comprises of two lounges and double garaging and is 178m² in size. A similar home in the same street is on the market - link attached in supporting documents.

PURPOSE OF THE LOAN

To re-finance existing debt.

SOURCE OF REPAYMENT

From the sale of another security property.

LVR DESCRIPTION

LVR is calculated against the Registered Valuations for both properties.

SUPPORTING DOCUMENTS

[View Documents](#)

HOW TO INVEST

INVEST IN THIS OPPORTUNITY

[Invest Now](#)