



## INVESTMENT DETAILS

| SPECIFIC LOAN ADVANCE           |                         |                               |
|---------------------------------|-------------------------|-------------------------------|
| <b>BORROWER</b>                 | PFT-1297 (Trust)        |                               |
| <b>SECURITIES</b>               | (i) First Mortgage      |                               |
| <b>LAND</b>                     | (i) Massey<br>Auckland  | <b>IDENTIFIER</b>             |
|                                 |                         | <b>AREA</b> 393m <sup>2</sup> |
| <b>LAND</b>                     | (ii) Massey<br>Auckland | <b>IDENTIFIER</b>             |
|                                 |                         | <b>AREA</b> 592m <sup>2</sup> |
| <b>LOAN AMOUNT</b>              | \$ 1,050,000            | - full advance                |
|                                 | \$ 1,015,000            | - current loan                |
| <b>INVESTOR INTEREST RATE</b>   | 9.75%                   |                               |
| <b>TERM</b>                     | 6 Months                |                               |
| <b>PROPERTY VALUE APPRAISER</b> | (i) \$ 1,000,000        |                               |
|                                 | Barfoot & Thompson      | 09 October 2023               |
| <b>PROPERTY VALUE APPRAISER</b> | (ii) \$ 950,000         |                               |
|                                 | Barfoot & Thompson      | 09 October 2023               |
| <b>TOTAL PROPERTY VALUE</b>     | \$1,950,000             |                               |
| <b>INVESTMENT LVR</b>           | 54%                     |                               |

\* Indicative Dates



## BACKGROUND

### ABOUT THE PROPERTY

The first property is a four bedroom, two bathroom, freshly renovated home sitting on a north west facing section comprising of 393m<sup>2</sup>.

The second property is a three bedroom, two bathroom family home sitting at the rear, with a land area of a 592m<sup>2</sup>.

### PURPOSE OF THE LOAN

To provide funds to complete the sub division.

### SOURCE OF REPAYMENT

From the sale of both houses.

### LVR DESCRIPTION

LVR is calculated against the Real Estate Appraisals for both properties.

### SUPPORTING DOCUMENTS

[View Documents](#)

## HOW TO INVEST

### INVEST IN THIS OPPORTUNITY

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