



## INVESTMENT DETAILS

SPECIFIC LOAN ADVANCE			
BORROWER	PFT-1320 (Company)		
SECURITIES	First mortgage over all properties listed		
LAND	(i) Point England Auckland	IDENTIFIER	
		AREA	115m2
LAND	(ii) Point England Auckland	IDENTIFIER	
		AREA	79m2
LAND	(iii) Point England Auckland	IDENTIFIER	
		AREA	79m2
LAND	(iv) Point England Auckland	IDENTIFIER	
		AREA	79m2
LAND	(v) Ppoint England Auckland	IDENTIFIER	
		AREA	79m2
LAND	(vi) Point England Auckland	IDENTIFIER	
		AREA	79m2
LAND	(vii) Point England Auckland	IDENTIFIER	
		AREA	153m2
LOAN AMOUNT	\$ 4,350,000	- full advance	
INVESTOR INTEREST RATE	9.00%		
TERM	12 Months		
PROPERTY VALUE APPRAISER	(i) \$ 1,200,000 (as complete) Seagars 18 September 2024		



<b>PROPERTY VALUE APPRAISER</b>	(ii) \$ 1,115,000 (as complete) Seagars 18 September 2024
<b>PROPERTY VALUE APPRAISER</b>	(iii) \$ 1,115,000 (as complete) Seagars 19 September 2024
<b>PROPERTY VALUE APPRAISER</b>	(iv) \$ 1,115,000 (as complete) Seagars 19 September 2024
<b>PROPERTY VALUE APPRAISER</b>	(v) \$ 1,115,000 (as complete) Seagars 19 September 2024
<b>PROPERTY VALUE APPRAISER</b>	(vi) \$ 1,115,000 (as complete) Seagars 19 September 2024
<b>PROPERTY VALUE APPRAISER</b>	(vii) \$ 1,240,000 (as complete) Seagars 19 September 2024
<b>TOTAL PROPERTY VALUE</b>	\$8,015,000
<b>INVESTMENT LVR</b>	54%

\* Indicative Dates

## BACKGROUND

### ABOUT THE PROPERTY

Titles for the subdivision have been issued and construction has been completed for seven, three level townhouses across the 7 lots. Auckland Council has also completed their final inspection ahead of Code Compliance Certificates being issued.

The configuration of the lots are as follows:

Lot 1 & 7 - 167m<sup>2</sup> floor area with four bedrooms and 3.5 bathrooms, single internal garaging with land areas of 115m<sup>2</sup> and 153m<sup>2</sup>.

Lots 2-6 - 135m<sup>2</sup> floor area with three bedrooms and 2.5 bathrooms, single garage on land areas of 79m<sup>2</sup>.

### PURPOSE OF THE LOAN

To refinance existing debt.

### RETAINED INTEREST

Funds to service the interest payments for a period of this loan term have been retained by Property Funding. Once these funds have been exhausted, the Lender will then pay interest monthly.



---

**SOURCE OF REPAYMENT** From the sale of the units.

---

**LVR DESCRIPTION** Based on the 'as complete' Registered Valuation of the property.

---

**SUPPORTING DOCUMENTS** [View Documents](#)

---

## HOW TO INVEST

**INVEST IN THIS OPPORTUNITY** [Invest Now](#)

---