

CASE STUDY: CASH OUT BUILDING

SITUATION

Retired couple purchasing land (triplex site: to build & sell one/ retain two for rental)

Residence freehold/ other investment property (bank loan) family occupied

Cash reserve from previous property sale to be used for building contract

Institutional funding is not available: capacity/no pre-sales

SOLUTION

Regulated advance – investment property

Assessed as Responsible given viable project, strong equity & logical Take Out Plan

Take Out Plan: undertake development and repay advance from one unit sale

\$300,000 / 60% LVR/ 12 month term/ 8.95% p.a. / 12 month Interest Reserve

OFFERING A SOLUTION...

LOCAL ASSESSMENT

SHORT TERM LOANS – FIXED INTEREST

RAPID FUNDING & SETTLEMENT

UPFRONT BROKERAGE TO INTRODUCER WITH NO CLAWBACK