

CASE STUDY: DEVELOPMENT WORKING CAPITAL

SITUATION

Property developer undertaking specialised community development
Development designed and documented: Development Approval pending
Sales through house and land packages once new titles produced
Institutional lenders unwilling to assist due to lack of pre-sales

SOLUTION

Unregulated advance- Corporate Borrower
Experienced property background and other freehold property assets
Working capital for outstanding Tax issues and general development costs
Take Out Plan: finalise development
\$500,000 / 35% 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