

PRIVATE MORTGAGE FUNDS

Private Mortgage Funds for Business / Investment/ Residential purposes using Residential or Commercial security

6 months to 3 years fixed rate, Interest Only

- True non-conforming loans- no Mortgage insurance required
- Local assessment- Private Non bank Lenders
- Rapid funding & settlement
- Individual customised funding solutions
- Upfront brokerage to Introducer with no clawback

CASE STUDY 212~ PROPERTY AMALGAMATION

Situation

Investors purchasing residential properties for future development

Complex jointly owned Unit Trust structure

Equity being contributed from investors own resources/ existing facilities

Institutional lenders unwilling to assist due structure and macro servicing issues of investors personal debt

Solution

Unregulated advance- Corporate Borrower

Well located adjoining residential properties with current rental potential

Take Out Plan: obtain Development Approval and on-sell project

\$1,050,000 / 65% LVR/ 12 month term/ 8.95% p.a. / 12 month Interest Reserve

P: (08) 9370 5058 | F: (08) 9370 5059 | www.privatemortgage.com.au

newbusiness@privatemortgage.com.au

Private Mortgage Funding & Management

1 Alvan Street Mount Lawley

Australian Financial Services Licence and Australian Credit Licence (# 237861) ABN 16 072 121 352

Craig Anderson

(0408) 916 101

craig@privatemortgage.com.au