

## CASE STUDY: 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 leaders unwilling to assist due to structure and macro servicing issues of investor's 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

## OFFERING A SOLUTION...

LOCAL ASSESSMENT

SHORT TERM LOANS – FIXED INTEREST

RAPID FUNDING & SETTLEMENT

UPFRONT BROKERAGE TO INTRODUCER WITH NO CLAWBACK