

CASE STUDY: RESIDENTIAL TRADE DOWN

SITUATION

Older retired couple downsizing residential owner occupied property

Self-funded retirees and well asset backed

Unconditional offer on new residence accepted

Bank funding declined – owner occupied/ no end debt/ age/ income

SOLUTION

Regulated advance – owner occupied

Existing residence freehold

Substantial deposit from existing cash reserves

Take Out Plan: sell larger residence/ repay bridging advance in full

\$2,000,000 / 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