

CASE STUDY: SECURITY & EQUITY RELEASE

SITUATION

Existing Property Developer Borrower client purchasing next project land bank
Settlement (new) overdue as existing project settlements run over-time

SOLUTION

Unregulated advance – business working capital
Original landbank advance LVR on the then as-is value
Ten new units constructed, titles issued and all pre-sold
Sufficient residual value in new titles to allow release to Borrower of full proceeds
from first four settlements without Principal Sum reductions
Equity released used to settle new project landbank purchase
Old project advance paid out from subsequent settlements

OFFERING A SOLUTION...

LOCAL ASSESSMENT

SHORT TERM LOANS – FIXED INTEREST

RAPID FUNDING & SETTLEMENT

UPFRONT BROKERAGE TO INTRODUCER WITH NO CLAWBACK