

CASE STUDY: UNIT TRUST DEVELOPMENT

SITUATION

Syndicate purchasing residential land bank

Structured as Unit Trust with both Resident and non-Resident investors

Previous smaller scale developments successfully completed

Institutional funding not available: current credit policies/ market/ unit trust

SOLUTION

Unregulated advance – corporate Borrower

Well located residential “infill” development site – shovel ready

Take Out Plan: obtain DA/ develop residential lots with equity/ repay advance

\$1,000,000 / 55% 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