

CASE STUDY – SENIOR FINANCING



BACKGROUND

- A private developer contracted to purchase a development in Brisbane site during the market downturn.
- The purchase terms allowed sufficient time to procure a development approval for over 350 apartments which added significant value to the site (coupled with improved market conditions).
- At the time of settlement, the developer required first mortgage settlement finance with a clear strategy to sell the site on market.

STRUCTURE

- The loan was a first mortgage facility to an LVR of approximately 70%.

MANAGEMENT ACTIVE APPROACH

- Management was involved in the sourcing and due diligence of the investment.

PERFORMANCE

- The site has been sold and settled with full proceeds and interest repaid.

TRANSACTION	CHARACTERISTICS	INVESTMENT SIZE	INVESTMENT PERIOD	FORECAST INVESTMENT IRR
PROPERTY FINANCE	DEBT	\$12 MILLION	12 MONTHS	23%