

# PROPERTY FINANCE

Barwon Investment Partners are an experienced and diversified fund manager. Established in 2006, we have invested in excess of \$2.7b of capital across property finance, direct healthcare property, and international private equity.

Our property finance team is a dedicated and innovative capital partner to the property development industry. As a direct funder, we specialise in funding solutions for experienced borrowers across the capital structure and the country. Our experienced team work with all types of developers, their advisors and capital arrangers.

Below is a summary of our transaction types and pricing. Please also see overleaf for some of our recent transactions.

Property Development	Pre-Construction (Site Acquisition)		During Construction		Post-Construction (Residual Stock)
	1 <sup>st</sup> mortgage debt	2 <sup>nd</sup> mortgage debt & pref. eq.	1 <sup>st</sup> mortgage debt	2 <sup>nd</sup> mortgage debt & pref. eq.	1 <sup>st</sup> mortgage debt
Security	All	All	All*	All	All
Sector	65%	85%	65%	85%	75%
LVR	5.95%	11.5%	6.5%	10.95%	5.95%
Interest (from p.a.)	\$2m to \$25m	\$2m to \$25m	\$2m to \$25m	\$2m to \$25m	\$2m to \$50m
Amount					

**Locations:** All metropolitan and major regional areas in NSW, VIC, QLD, WA and SA.

\*Facilities are for land subdivisions and simple built form commercial construction only.

Existing Property	Trading Up	Repositioning / Refurbishment
Security	1 <sup>st</sup> mortgage debt	1 <sup>st</sup> mortgage debt
Sector	All	All
LVR	65%	65%
Interest Rate (from p.a.)	5.95%	5.95%
Loan Size	\$4m to \$50m	\$4m to \$50m

**Locations:** All metropolitan and major regional areas in NSW, VIC, QLD, WA and SA.

## Contact Us

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## For More Information

For more information about Barwon Property Finance visit:  
[www.barwon.net.au](http://www.barwon.net.au)

## Recent Transactions

Below is a sample of some of the facilities recently provided by Barwon Property Finance.



**During Construction**  
Development  
New South Wales  
Preference Equity  
\$14.0m



**Pre-Construction**  
Site Acquisition  
Victoria  
1<sup>st</sup> Mortgage  
\$24.0m



**During Construction**  
Development  
Queensland  
2<sup>nd</sup> Mortgage  
\$2.8m



**During Construction**  
Development  
Western Australia  
Preference Equity  
\$11.0m



**Post-Construction**  
Residual Stock  
Queensland  
1<sup>st</sup> Mortgage  
\$9.3m



**Post-Construction**  
Residual Stock  
Western Australia  
1<sup>st</sup> Mortgage  
\$25.8m



**Existing Asset**  
Refurbishment  
New South Wales  
1<sup>st</sup> Mortgage  
\$6.0m



**Existing Asset**  
Refurbishment  
Victoria  
1<sup>st</sup> Mortgage  
\$6.2m



**Post-Construction**  
Residual Stock  
Western Australia  
1<sup>st</sup> Mortgage  
\$12.9m



**Pre-Construction**  
Site Acquisition  
South Australia  
1<sup>st</sup> Mortgage  
\$2.8m



**Post-Construction**  
Residual Stock  
Western Australia  
1<sup>st</sup> Mortgage  
\$16.8m



**During Construction**  
Subdivision  
Queensland  
2<sup>nd</sup> Mortgage  
\$2.0m



**During Construction**  
Development  
New South Wales  
Preference Equity  
\$6.5m



**During Construction**  
Development  
Western Australia  
Preference Equity  
\$2.5m



**Existing Asset**  
Trading Up  
Queensland  
1<sup>st</sup> Mortgage  
\$24.0m



**Existing Asset**  
Refurbishment  
Western Australia  
1<sup>st</sup> Mortgage  
\$2.0m

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