

Petrol Station

**PRIVATE**LENDING

HOLDINGS PTY LTD

Lenders Broker

Landscaping supply store

# Recently Purchased

1st Mortgage

Site for Motor Vehicle Wreckers

**crafted**  
property

North Maclean QLD

Loan Amount: \$515.7k

LVR 60%

**July 2025**

Our client is a motor vehicle wrecker seeking a much larger land site with site shed that includes kitchen and bathroom etc. He wanted a lender that could offer more than vacant land lvr of 50-55% as this site doesn't have a council approved habitable dwelling and is classed as vacant land on the outskirts of Brisbane...

Our client is an established motor vehicle wrecker seeking a large site with easy truck access to deliver and collect parts and assemblies etc. All the lenders he had approached would only consider vacant land low lvr with short loan terms and high interest rates for perceived risk.

The loan he was seeking was to fund the purchase to max LVR, no Accountant letter, 1 year loan term with prepaid interest payments.

**Location:** North Maclean Qld.

**Circumstances:** Land is under contract at a negotiated purchase price with an immediate settlement. Broker introduced and includes large garage/shed fully equiped with easy access on a major road close to all amenities including fuel station, shopping centre and more. Considered an opportunistic purchase.

**Client contributions:** The purchaser had around \$400k in available cash to contribute.

**What I did:** I arranged a loan to purchase using one of our funding lines, required a valuation, didn't require an Accountant letter, was able to offer a high LVR to assist the purchaser, offered a 1 year loan term, loan agreement issued shortly after and made the whole process seamless.

**Loan provided:** \$515.7k

**Outcome successful:** Contract went unconditional, deposit paid to the agent, loan agreement presented and client happy with the result.