June 2025

Our client purchased a fully renovated prestige property for his business that operates from the lower level. Used a low rate private mortgage lender to settle the purchase together with funds from family. The family loan was to be repaid to family members but for unforseen circumstancs, the funds were required sooner than later. We were able to assist with a low rate 2nd mortgage...

Our client found the perfect property for his business however didn't have the full amount to finalise settlement. Used his own funds, a private lender and family funds to complete the purchase and stamps etc.

The loan he was seeking was to repay the amount provided by the family. Loan term required was 12 months and during that time would offload business items at auction towards the payout of the 2 private loans.

Location: Brighton East Melb.

Circumstances: Owner was aware most private lenders offering 2nd mortgages will only sit behind banks and non-bank lenders and if its a private lender, they'll require their loan to payout the private 1st mortgagee. He didn't want to payout the first mortgagee as the interest rate provided by the private lender was 7.74%. He had to have a private that was prepared to sit behind another private, didn't want to pay $4.4k+ for another valuation, didn't want a rate that exceeded 16% pa and immediate settlement. Also, required the net amount to payout the family loan.

Client contributions: The owner provided a property with significant equity

What I did: As I currently arrange loans secured by 2nd mortgages behind prominent private 1st mortgagees up to 80% LVR, I immediately arranged a loan to satisfy the owners requirements, kept the interest rate at 16%, loan term 12 months, monthly interest payments, saved the owner $4.4k+ in valuation fee and used Bransgroves Lawyers to prepare the loan agreement for a fast DocuSign settlement. The lender didn't have a monthly management fee or a lenders management fee saving the owner between $1.2k and 3% pa in fees. The lender also didn't have an upfront fee saving the owner a further up-to $4k.

Loan amount provided: $709k

Outcome successful?: Yes!