



PRIVATE LENDING
HOLDINGS PTY LTD
Lenders Broker

Equity Release to Construct additional Dwelling

Strathdickie Nth QLD

Loan Amount: \$557.5k

LVR 42% by 1st RM

April 2025

Our long-term client entered into a build contract to construct a second property on a large block of land that was unencumbered. Construction had commenced to almost lock-up.

Upon completion, the properties would be sold. Owner realising existing value together with new equity as a result of adding a 2nd dwelling...

We've assisted our clients with finance to purchase and renovate several properties that were each sold at a profit. Their latest request was to provide finance using an owned property with available equity and use these funds to construct a new dwelling for resale. Because of the regional location, it was difficult to find privates willing to finance the construction.

Location: Strathdickie Nth QLD

Circumstances: The property consisted of an existing dwelling with sheds on a large parcel of land. The owner had commenced constructing a new dwelling close to the existing dwelling using their own funds to increase its saleability and value. The new dwelling was nearing lock-up stage and when completed the site would offer 2 homes, on a 9841m² block. The location is highly sought after and its closest town was Airlie Beach. They required \$500k in the hand to complete both dwellings for resale.

Client contributions: The owner used available equity and some of their own cash.

What I did: I arranged a loan of \$557.5k to pay the balance of the construction contract, prepaid interest for the term and loan fees included in the loan from one of our Qld based HNW's that understood the market and that wasn't too concerned about Nth Qld. The end value \$2.58m is consistent with other property values in the location. A valuation wasn't required, no accountant letter required due to interest being prepaid, no tripartite agreement with the builder, no drawdown required resulting in substantial savings to the owner.

Loan amount provided: \$557.5k

Outcome successful?: Yes! Settlement occurred, funds released to the owner and property was able to be completed. Loan took days from start to finish, owners pleased with my process and no requirement for the lender to control their payments etc.