



FUZION

CAPITAL

SECURING YOUR TOMORROW

PARTIALLY COMPLETED DEVELOPMENT

A partially complete development is where a developer required additional funds to complete the development. This might have occurred for several reasons including

- The builder being unable to complete the development
- The loan term being up and the funder unable to provide further funds
- The developer is unable to complete the project
- Other factors outside of the developers control

We are able to arrange funding for the developer to complete the project and exit the transaction.

KEY POINTS

- Commercial and residential security accepted
- LVR up to 65%
- First and second mortgage available
- Interest and fees capitalized into the loan
- Interest rates from 8%
- Loan terms to match the build and sell down time frames
- Lender establishment fees from 1%

To enable us to review your scenario and provide specific terms, please provide a detailed deal scenario along with the following information

- Borrowing Entity details
- Asset and Liabilities statement of all directors
- Rates notice for the security properties
- Any existing valuations or QS reports
- Copy of the development approval
- Copy of the fixed price building contract
- Copy of the presale schedule
- Copy of the detailed feasibility study