

How to secure property finance through Southern Cross Partners



What do we do?

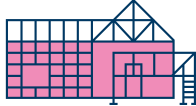
Southern Cross Partners is a specialist property lender. We offer non-CCCFA bridging finance for borrowers whose loans don't quite tick all the boxes.

Our customers are at the heart of everything we do, and we understand that everyone's situation is different. That's why our loans are bespoke and tailored to our customers' needs.

Our loans fit broadly into five categories:



1 Investment property purchase, equity release, refinance



2 Property development and construction



3 Commercial property



4 Vacant land



5 Lifestyle blocks



Our lending guidelines

Specialist lending criteria can be tricky to pinpoint. To make things easier, we've outlined our lending guidelines for the following types of loans:

	Investment Property	Development & Construction	Commercial	Lifestyle	Land
LVR	Up to 70%	50% prior to construction and 65% of completed value	Up to 60%	Up to 60%	Up to 60%
Loan term	3 - 24 months	6 - 18 months	3 - 24 months	3 - 24 months	3 - 24 months
Valuation from SCP panel valuer	Case-by-case	Yes	Yes	Yes	Yes
Lender fee	From 1.25%	From 2.25%	From 2%	From 2%	From 2%
Individual requirements	Max loan of \$5 million	Fixed price build contract required	Location dependent	Location and size restrictions will apply	Location and size restrictions will apply

*The above is a guide only and all loans will be assessed on a case-by-case basis.

**Minimum loan amount may apply.

Your broker invoice is paid in full at drawdown, there are no claw backs

If your loan request fits some but not all our criteria, let's have a chat. We believe there's a way to make things work.

Loan lowdown

Our customers use specialist lending for a range of reasons. Here are some recent examples of our bespoke loan solutions that helped them get from A to B.

Loan type	Investment Property	Loan term	LVR	Interest rate (plus fees)*
Investment Property	We issued a \$1.9m loan for the purchase of a residential investment property in Orakei, Auckland, secured against an existing property valued at \$3.6m.	6 months	65%	9.25%
Development & Construction	We worked with a developer to fund the construction of two single-level duplexes on a 900m ² site in Christchurch, split into two lots.	12 months	60%	11.99%
Commercial	We issued a \$1.3m loan for the purchase of a two-storey office unit in an industrial area in Auckland with no flood issues. The unit was built in the 1980s with a 664m ² floor area.	12 months	60%	10.25%
Land	We supported a request to release equity of \$200,000 plus fees to assist with subdivision resource consent costs in Pukekohe, Auckland, secured against a 1.2-hectare vacant section in Te Kauwhata, Waikato.	24 months	50%	10.25%
Lifestyle	We assisted with the purchase of a 130m ² , two-storey home on a 4-hectare lifestyle block in Christchurch.	24 months	55%	9.99%

*Pricing quoted is subject to change and all loans will be assessed on a case-by-case basis.

Application requirements

Think you've got a suitable loan? Get in touch with the following details. We'll take it from there.



Borrowing entity's name



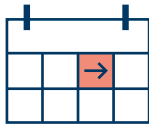
Borrower's security address



Funds required



Purpose of funds



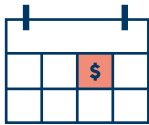
Loan term



Exit strategy



Application and borrower background



Settlement date or requested drawdown date



Your broker fee

We'll also need:



A fully completed Statement of Financial Position



A Sale and purchase agreement, if applicable



A valuation, if required



Contact us



Think you've got a loan for us?

Phone 09 535 2239 or email us
loans@scpartners.co.nz

Or speak to one of our BDMs

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