# 1 Banfield Parade

Wongaling Beach, QLD 4852





# **Investment Summary**

Investment Type	Fixed income loan, secured against Australian real estate		
Security Type	Registered first mortgage		
Distributions	Monthly or capitalised		
Property ID	MBPT1-097	Title Reference	20762096
Property Type	Commercial Land		
Valuation (date)	A\$480,000 (26 February 2020)		
Valuer	Herron Todd White		
Min. Investment (50% LVR*)	A\$440,000	Max. Investment (90% LVR*)	A\$432,000
Borrower (property owner)	Mainland Property Holdings Pty Ltd (ACN 635 667 435) (ATF Mission Beach Property Trust) of Level 27, 35 Collins St, Melbourne VIC 3000		
Purpose	Working capital		
	Refinancing of existing debt		
Exit Strategy	Refinancing of bond loan or sale of property  *LVR = Loan-to-Valuation Ratio		

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### **About the Region**

Mission Beach is an up-and-coming coastal town with a population of approximately 3,500 people (2016 census data), just 2 hours' drive south from Cairns International Airport. The property sits in Far North Queensland within the world-renowned tourism haven which is Mission Beach and Dunk Island and forms part of a project to reinvigorate the region providing jobs and employment for many thousands of Australians. Follow these video links to experience Dunk Island and stunning Mission Beach.

#### **Investment Invitation**

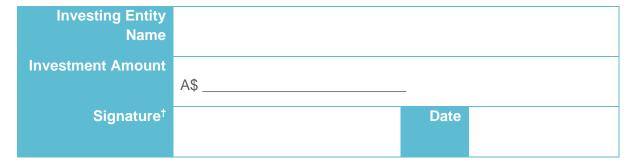
Australian Property Bonds is providing prospective investors with the opportunity to earn meaningful income, by lending to the owner of this property, in exchange for a promise to pay interest and repay principal, secured by a registered first mortgage against this property.

This document is an invitation for you to offer to make an investment by way of a loan, which offer maybe accepted by Australian Property Bonds on behalf of the owner of this property as borrower and security provider. This document is for initial information purposes only, and may not be relied upon in any way by any person. Full and completed details of any proposed loan and security arrangement will be contained in a 'Property Bond Agreement' to be issued in respect of this borrower and property.

### **Investor Expression of Interest**



## **Acceptance**



<sup>†</sup> Upon signature and return to Australian Property Bonds, a Property Bond Agreement will be prepared and forwarded to you, and the above mentioned property will be reserved for you to apply to lend against the security of, for a maximum 5 business days.

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