



RF Eclipse Limited

Completed transactions

November 2020



RF Eclipse Limited ACN 54 089 265 270 AFSL 238546
as responsible entity for the RF Eclipse Select Credit
Fund ARSN 090 994 326

Recent Transaction – Botany, NSW

Loan Purpose	Assist with purchase of new factory unit
Loan Amount	\$4,000,000
Loan Term	12 Months
Interest Cover	6 months interest capitalised within Loan Amount
Loan to Valuation Ratio	55.0%
Security	First Registered Mortgage Director Guarantee General Security Agreement – Borrower General Security Agreement - Guarantor



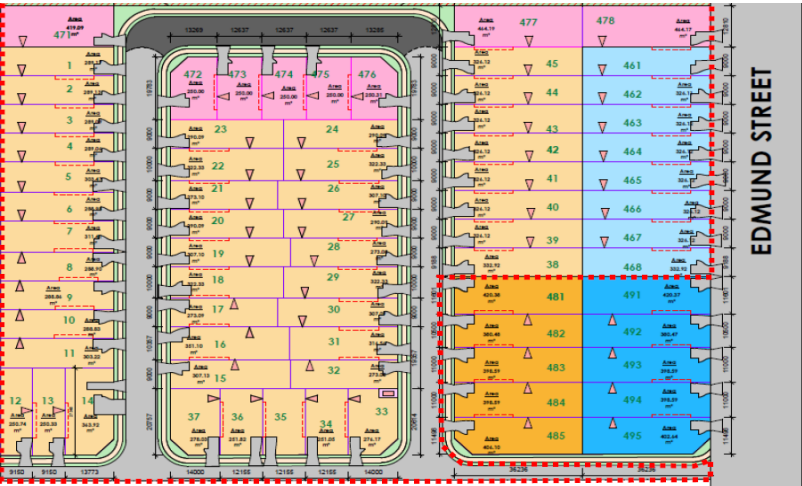
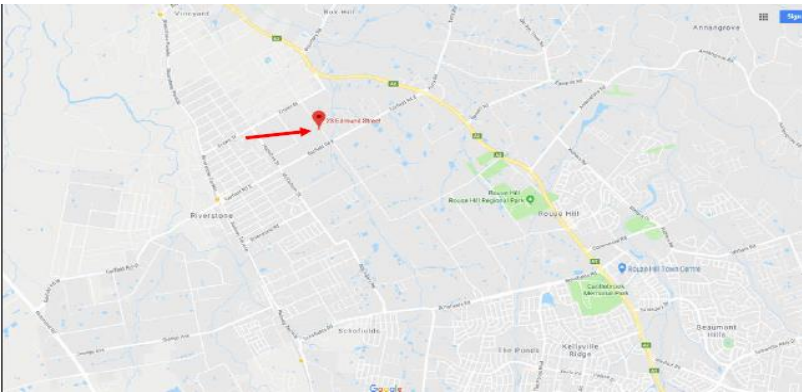
Recent Transaction – Coogee and Potts Point, NSW

Loan Purpose	Assist with purchase of additional investment property
Loan Amount	\$2,000,000
Loan Term	12 Months
Interest Cover	Interest capitalised within Loan Amount
Loan to Valuation Ratio	55.0%
Security	First Registered Mortgage Director Guarantee General Security Agreement



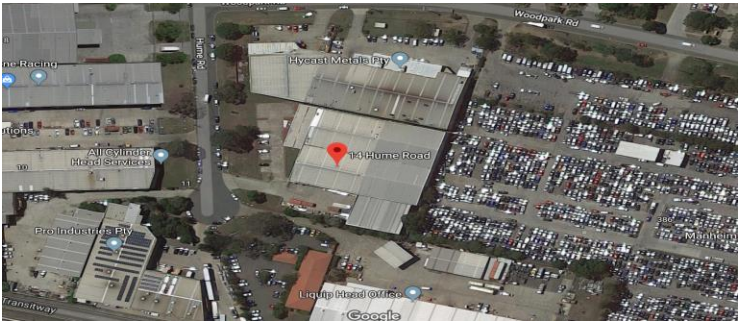
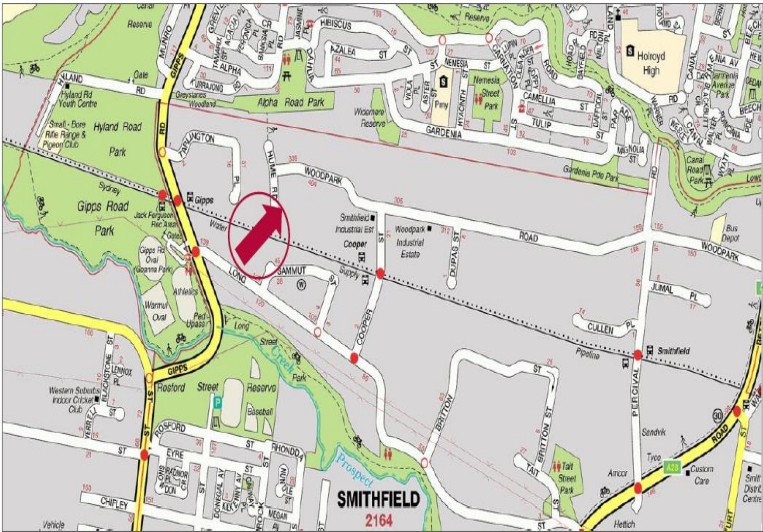
Recent Transaction – Riverstone, NSW

Loan Purpose	62 Lot residential subdivision
Loan Amount	\$15,200,000
Loan Term	13 Months
Interest Cover	Interest capitalised within Loan Amount
Loan to Valuation Ratio	Loan to Development Cost Ratio 75.0% Loan to Value Ratio 'as is' and on completion 48.0%
Security	First Registered Mortgage Director Guarantee General Security Agreement Tri partite Deed with Builder



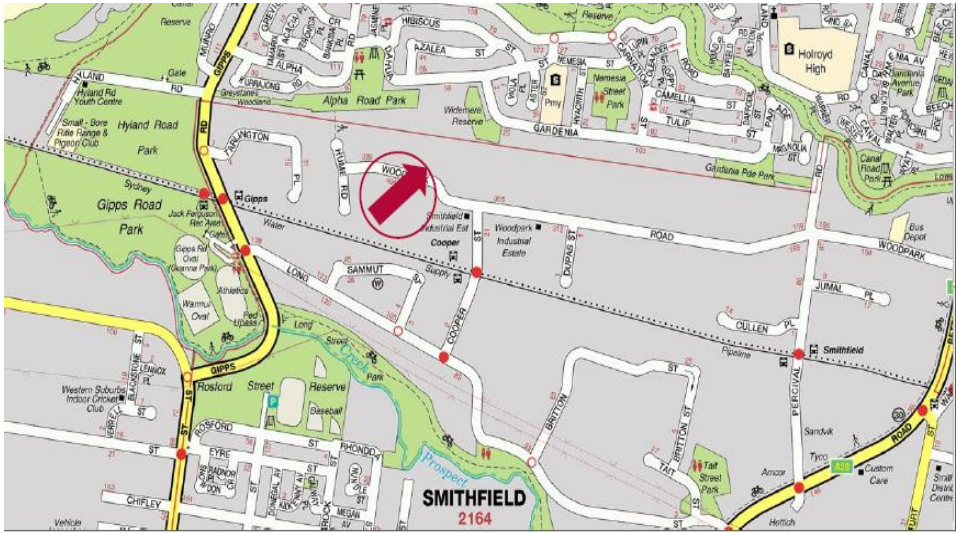
Recent Transaction – Smithfield, NSW

Loan Purpose	Refinance existing loan over industrial premises, leased to single tenant
Loan Amount	\$5,295,000
Loan Term	18 Months
Interest Cover	6 months interest capitalised within Loan Amount
Loan to Valuation Ratio	65.0%
Security	First Registered Mortgage Director Guarantee General Security Agreement – Borrower General Security Agreement - Guarantor



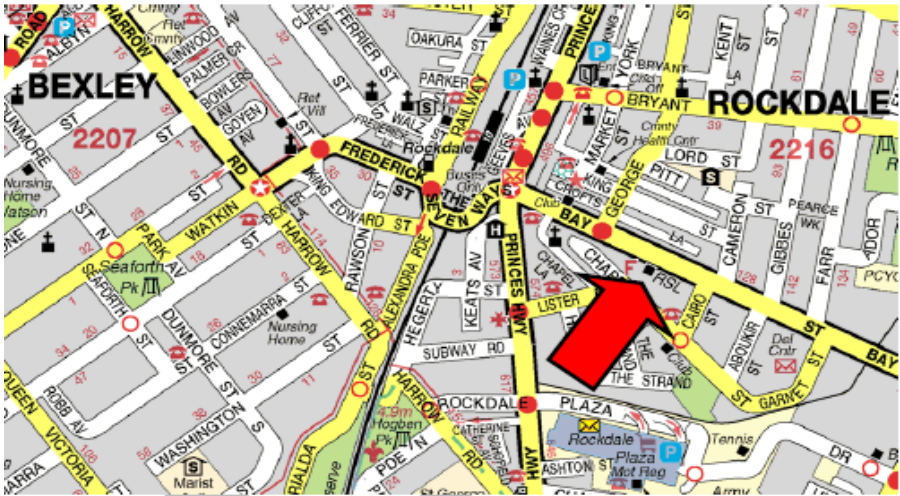
Recent Transaction – Smithfield, NSW

Loan Purpose	Refinance industrial property from existing lender, Multi Tenanted- Office and Industrial Components
Loan Amount	\$10,725,000
Loan Term	18 Months
Interest Cover	6 months interest capitalised within Loan Amount
Loan to Valuation Ratio	65.0%.
Security	First Registered Mortgage Director Guarantee General Security Agreement – Borrower General Security Agreement - Guarantor



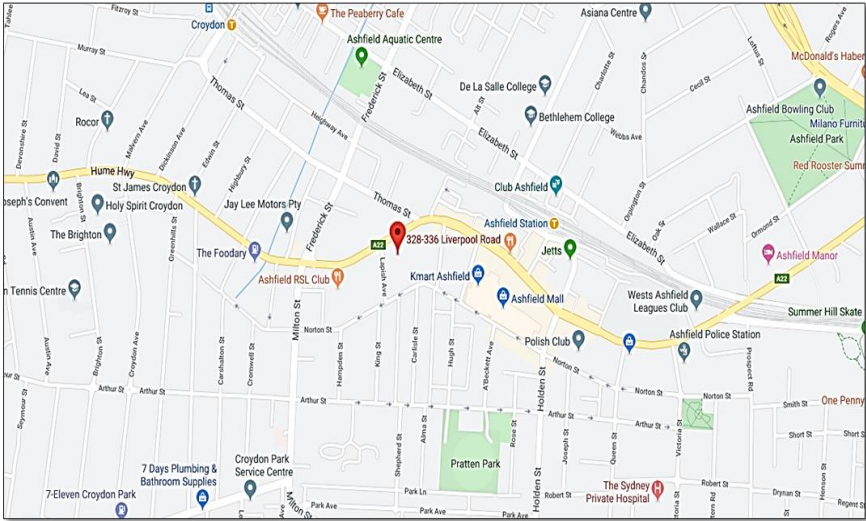
Recent Transaction – Rockdale, NSW

Loan Purpose	Assist with completion of purchase of Development site- Former RSL Club Premises with DA.
Loan Amount	\$5,775,000
Loan Term	12 Months
Interest Cover	Interest capitalised within Loan Amount
Loan to Valuation Ratio	50.0%
Security	First Registered Mortgage Director Guarantee General Security Agreement



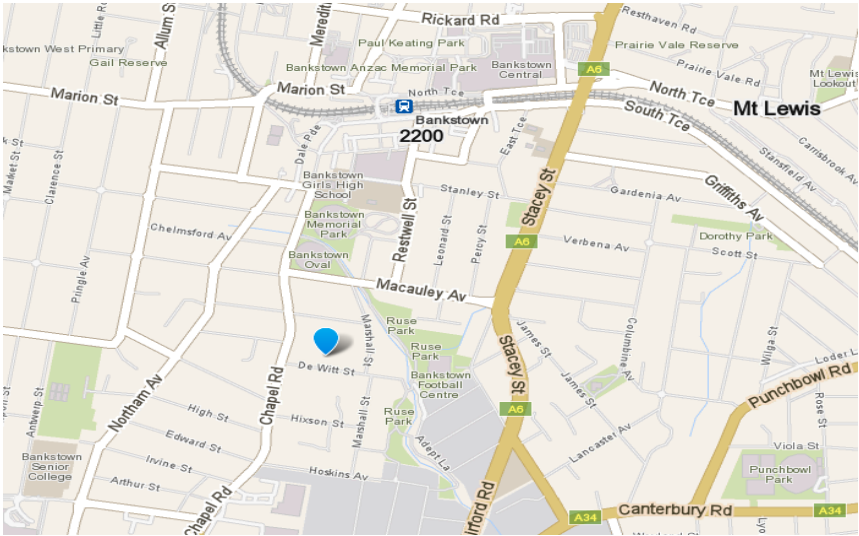
Recent Transaction – Ashfield, NSW

Loan Purpose	Assist purchase of future development site, short term lease back to NSW Govt.
Loan Amount	\$6,600,000
Loan Term	12 Months
Interest Cover	1.38 time stand alone and 1.58 times all sources
Loan to Valuation Ratio	60.0%
Security	First Registered Mortgage Director Guarantee General Security Agreement



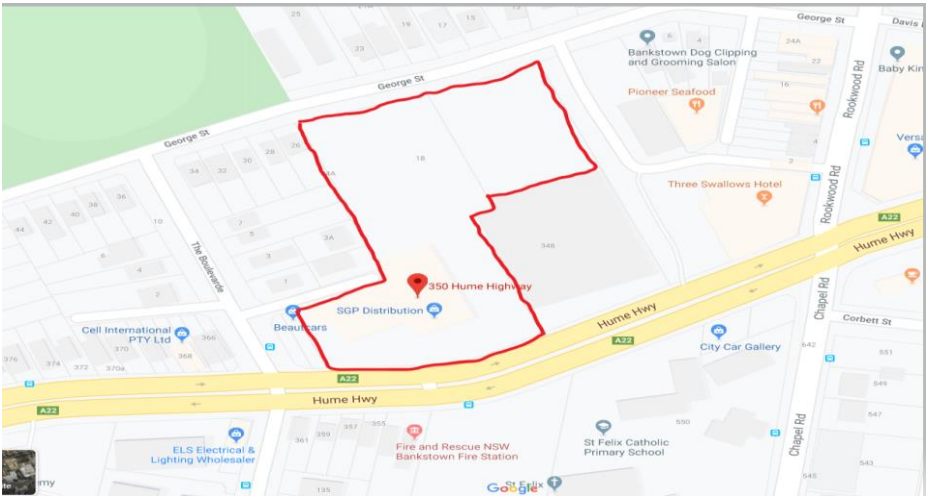
Recent Transaction – Bankstown, NSW

Loan Purpose	Assist purchase of unit block for refurbishment and eventual on sale
Loan Amount	\$4,842,000
Loan Term	24 Months
Interest Cover	0.89 times stand alone and 1.50 times all sources
Loan to Valuation Ratio	65.0%
Security	1 st registered mortgage over the subject property Directors Guarantees GSA over Borrower



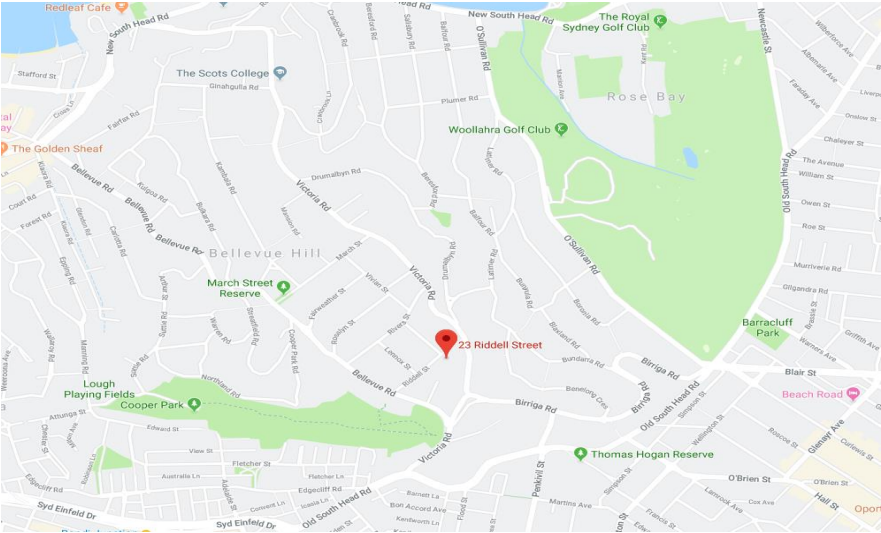
Recent Transaction – Bankstown and Yagoona, NSW

Loan Purpose	Assist refinance of future development site with existing DA in place.
Loan Amount	\$6,825,000
Loan Term	18 Months
Interest Cover	Interest capitalised within Loan Amount
Loan to Valuation Ratio	45.0%
Security	First Registered Mortgage Director Guarantee General Security Agreement



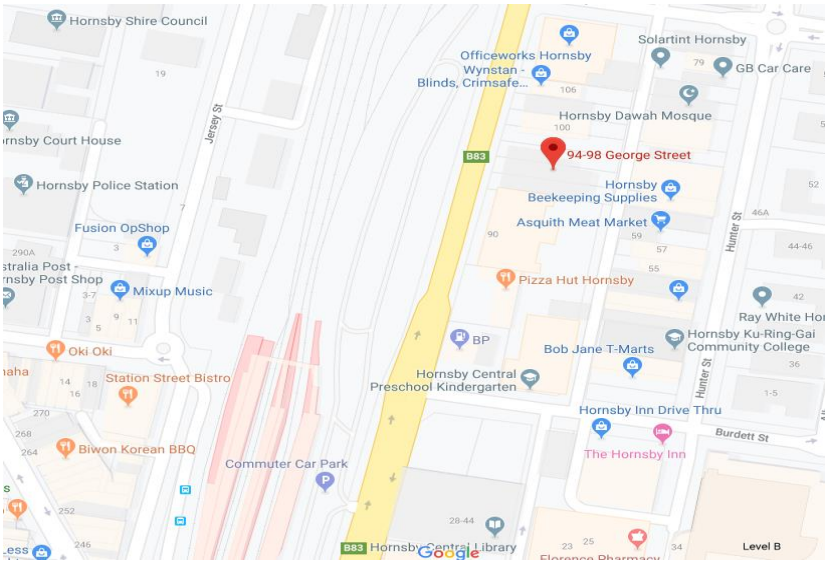
Recent Transaction – Bellevue Hill, NSW

Loan Purpose	Assist purchase of future development site
Loan Amount	\$3,150,000
Loan Term	12 Months
Interest Cover	Interest capitalised within Loan Amount
Loan to Valuation Ratio	60.0%
Security	First Registered Mortgage Director Guarantee General Security Agreement



Recent Transaction – Hornsby, NSW

Loan Purpose	Assist purchase of future development site
Loan Amount	\$5,035,000
Loan Term	12 Months
Interest Cover	Interest capitalised within Loan Amount
Loan to Valuation Ratio	53.0%
Security	First Registered Mortgage Director Guarantee General Security Agreement



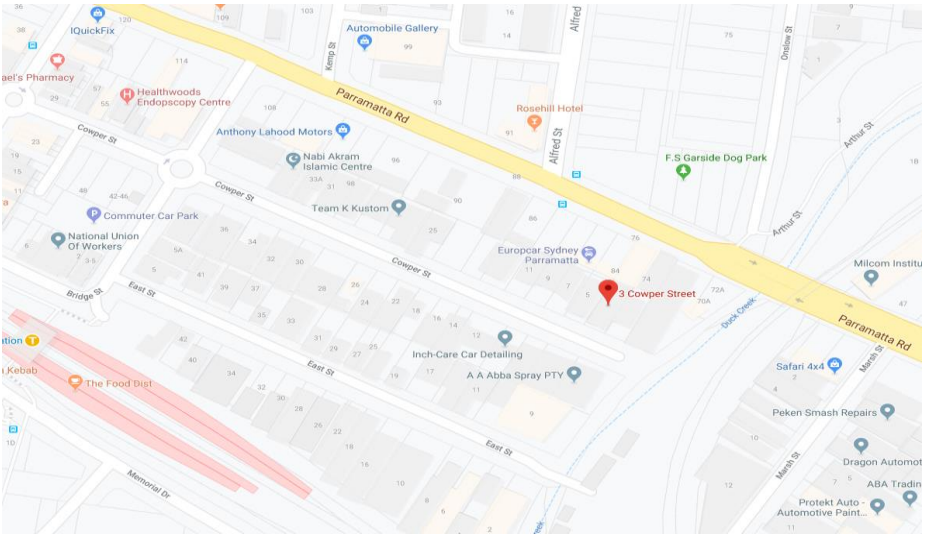
View of subject site from George Street



View of subject site from Hunter Lane

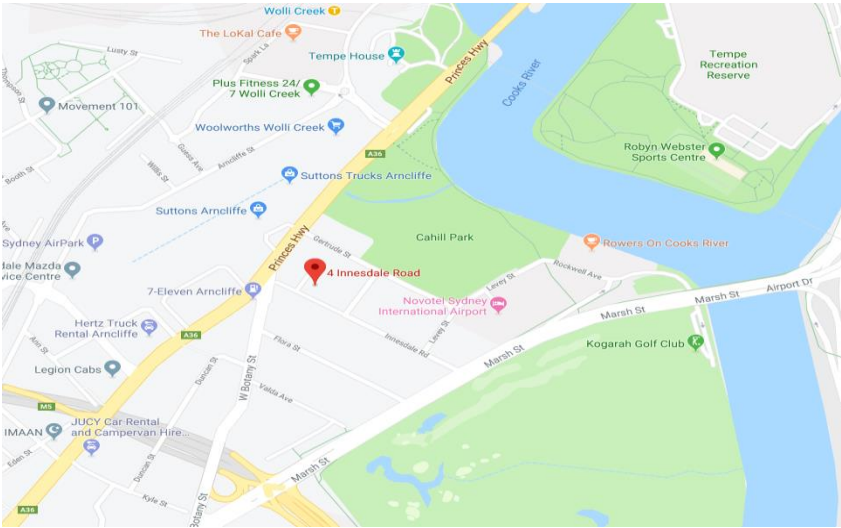
Recent Transaction – Granville, NSW

Loan Purpose	Refinance Industrial Unit- Owner Occupied
Loan Amount	\$1,137,000
Loan Term	12 Months
Interest Cover	14.78 Times, all sources
Loan to Valuation Ratio	65.0%
Security	First Registered Mortgage Director Guarantee General Security Agreement



Recent Transaction – Wollri Creek, NSW

Loan Purpose	Assist completion of construction of new boarding house
Loan Amount	\$1,450,000
Loan Term	12 Months
Interest Cover	Interest capitalised within Loan Amount
Loan to Valuation Ratio	25.0%
Security	First Registered Mortgage Director Guarantee General Security Agreement



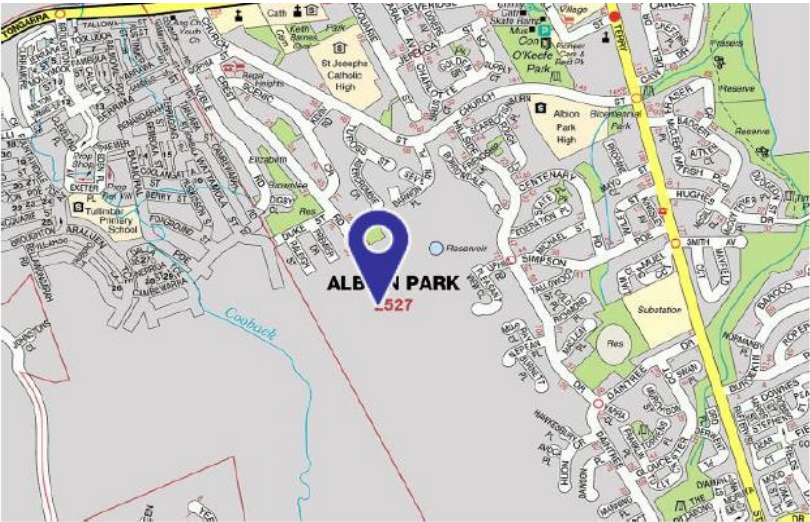
Recent Transaction – Maroochydore, QLD

Loan Purpose	Refinance to repay equity investors
Loan Amount	\$1,145,000
Loan Term	18 Months
Interest Cover	Interest capitalised within Loan Amount
Loan to Valuation Ratio	51.0%
Security	First Registered Mortgage Director Guarantee General Security Agreement



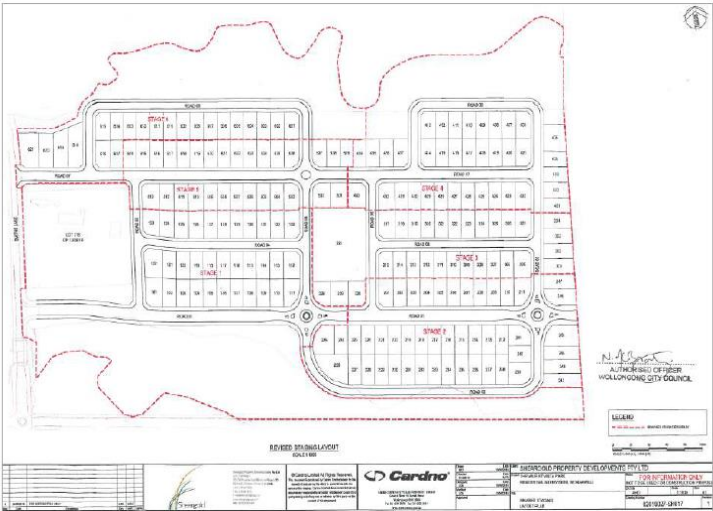
Recent Transaction – Albion Park, NSW

Loan Purpose	Purchase of site and completion of residential subdivision of 72 lots
Loan Amount	\$12,300,000
Loan Term	12 Months
Interest Cover	Interest capitalised within Loan Amount
Loan to Valuation Ratio	Loan To Development Cost Ratio 69% Loan to Value ratio 'as is' and on completion 48%
Security	First Registered Mortgage Director Guarantee General Security Agreement Tri partite Deed with Builder



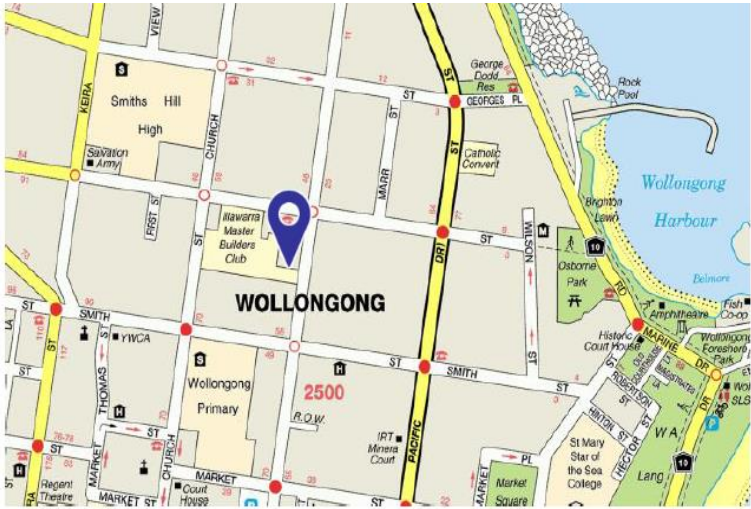
Recent Transaction – Dapto, NSW

Loan Purpose	Fund subdivision and bulk earthworks costs
Loan Amount	\$9,030,000
Loan Term	15 Months
Interest Cover	Interest capitalised within Loan Amount
Loan to Valuation Ratio	Loan To Development Cost Ratio 50.0% Loan to Value ratio 'as is' and on completion 40.0%
Security	First Registered Mortgage Director Guarantee General Security Agreement Tri partite Deed with Builder



Recent Transaction –Wollongong, NSW

Loan Purpose	Equity Release against residual units to inject to construction project
Loan Amount	\$2,132,000
Loan Term	12 Months
Interest Cover	Interest capitalised within Loan Amount 1.25 times, with all property outgoings prepaid
Loan to Valuation Ratio	55.0%
Security	First Registered Mortgage Director Guarantee General Security Agreement



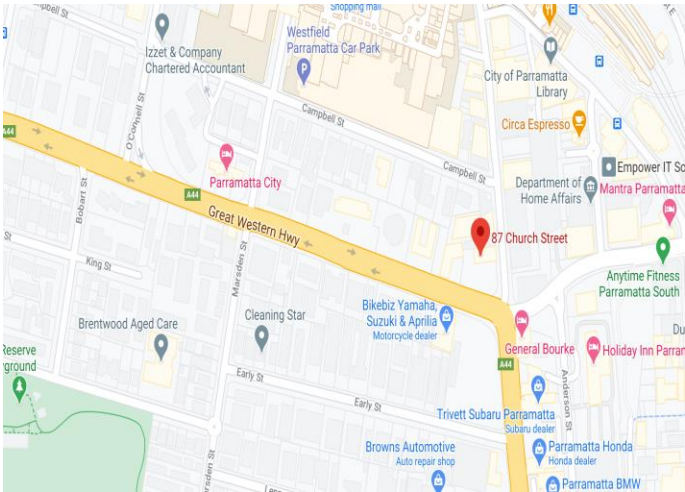
Recent Transaction – Northmead, NSW

Loan Purpose	Syndicate Participation with Security Trustee
Loan Amount	\$10,000,000
Loan Term	24 Months
Interest Cover	1.67 times
Loan to Valuation Ratio	58.0%
Security	First Ranking Priority over Security Director Guarantee General Security Agreement



Recent Transaction – Parramatta, NSW

Loan Purpose	Refinance of Vendor Loan
Loan Amount	\$30,000,000
Loan Term	18 Months
Interest Cover	Interest and Property Holding costs capitalised within Loan Amount
Loan to Valuation Ratio	50.0%
Security	First Registered Mortgage Director Guarantee General Security Agreement



Recent Transaction – Sunshine Coast Residential Subdivision

Loan Purpose	Residual stock loan to provide equity release for construction project
Loan Amount	\$2,845,000
Loan Term	12 months
Interest Cover	Interest capitalised within Loan Amount
Loan to Valuation Ratio	55.0%
Security	First Registered Mortgage Director Guarantee General Security Agreement



Recent Transaction – Completed Residential Subdivision - Kenmore, QLD

Loan Purpose	Residual stock facility to assist with refinance of existing construction lender
Loan Amount	\$1,450,000
Loan Term	12 Months
Interest Cover	Interest capitalised within Loan Amount
Loan to Valuation Ratio	55.0%
Security	First Registered Mortgage Director Guarantee General Security Agreement



Further information

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