



PROPERTY FINANCE | DEVELOPMENT FINANCE  
PRIVATE EQUITY | BUSINESS EQUIPMENT FINANCE

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### INSTITUTIONAL – FULL DOC (BANKS, SUPER FUNDS, ETC)

#### Commercial Property Loans – Full Doc

Variable Rate

40% LVR: from **3.30%**

60% LVR: from **3.60%**

70% LVR: from **3.70%**

75% LVR: from **3.90%**

80% LVR: from **5.70%** (risk fee may apply)

Fixed Rate up to 70% LVR

1 year Fixed from **3.55%**

3 year Fixed from **3.99%**

5 year Fixed from **4.45%**

#### Commercial Property Loans – Low Doc (includes Lease Doc)

60% LVR: from **5.09%**

65% LVR: from **5.25%**

75% LVR: from **5.84%**

80% LVR: from **6.25%**

#### Development Finance – Full Doc

LVR's up to a max of ~~80%~~ **75%** of TDC & also limited to **65%** of GRV  
Interest Rates starting from **4.45%** and also option of **NO LINE FEE**.

NOTE: Pricing and maximum LVR will vary based on the location, loans size, type of security and quality of the overall transaction. Pricing based on loans **\$5M+**

### PRIVATE NON-BANK LENDERS

#### Commercial Full Doc Loans (Set & forget loans with no annual reviews)

Variable Rate

70% LVR: from **4.95%**

80% LVR: from **6.95%**

85% LVR: from **7.39%**

Fixed Rate up to 66% LVR

1 year Fixed from **4.25%**

3 year Fixed from **4.50%**

5 year Fixed from **5.00%**

#### SMSF Loans (Non-Recourse) from **4.95%**

#### Lite Doc Loans up to 70% LVR (includes Lease Doc)

60% LVR: from **5.05%**

65% LVR: from **5.30%**

70% LVR: from **5.80%**

#### No Doc/ low doc Loans up to 65% LVR (asset Lends)

from **8.25%**

NOTE: Pricing and maximum LVR will vary based on the location, loans size, type of security and quality of the overall transaction.

### CALL NOW

**02 9222 9100**

### VISIT US AT

[www.globalcapital.com.au](http://www.globalcapital.com.au)

### EMAIL US

For property related transactions email:

[property@globalcapital.com.au](mailto:property@globalcapital.com.au)

Equipment Finance enquiries to

[business@globalcapital.com.au](mailto:business@globalcapital.com.au)

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[www.globalcapital.com.au](http://www.globalcapital.com.au)

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## CONSTRUCTION FINANCE – PRIVATE NON-BANK LENDERS

Development Finance **GRV** based facilities (**Low Doc**)

**NO PRESALES or FINANCIALS REQUIRED** \*conditions apply

60% LVR: from **7.95%**

65% LVR: from **8.25%**

70% LVR: from **8.95%**

Development Finance **Stretched Senior**

**75% of GRV and also up to 90% of TDC:** from **9.55%**

NOTE: Pricing and maximum LVR and pre-sale requirements will vary depending on the location, Loan size, type of security and quality of the overall transaction

## Funding exists

*It's just a matter of how  
it's approached*

We still have direct  
access to over **250**  
lenders

We are still **settling**  
deals!!

**Contact Us Today!**

## BUSINESS & EQUIPMENT FINANCE

Motor Vehicle Finance

Full Doc: from **4.75%**

Low Doc: from **4.95%**

Novated Lease: from **4.99%**

Equipment Finance (Plant and Equipment)

Full Doc: from **4.85%** (Loans \$3M +)

Low Doc: from **4.99%**

Heavy Equipment Finance

Full Doc: from **4.75%**

Debtor Finance (Cash Flow Finance)

Full Doc: from **6.25%**

For more information on current pricing contact:

[business@globalcapital.com.au](mailto:business@globalcapital.com.au)

## MEZZANINE & EQUITY INVESTMENTS

For more information on current investment opportunities, investor  
returns and introducer brokerage offered contact

[Global Capital Commercial](#) today

### Note:

All rates are effective at the date of issue and are subject to change at any time.

Terms, conditions, fees, charges and normal lending criteria apply. Full details of these and relevant terms and conditions are available upon formal application.

The advertised rates are starting rates sourced from over 250 lenders and are indicative only. For more information and a more accurate indication of what rates fees and charges will apply to a specific proposal contact Global Capital Commercial

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