

Hyper 90% LVR by 1st RM

Brisbane QLD
2.08% pm | \$670.5k
Apartment

October 2025

A client had a 1st RM to a bank and a 2nd RM to a private at 75% LVR. Required the 2nd RM to be refinanced, the 1st RM to be refinanced and balance of cashout for working capital. Was concerned about the 2nd mortgagee and wanted to be free of that loan. Despite the owners efforts, he was unable to access additional funds to complete his IT projects...

The client saw one of our Google Ads offering 90% LVR loans to company borrowers that required short-term funding. He required an additional \$50k+ in the hand for 3 months and was already in the process of talking to a non-bank lender to refinance the 2 loans secured by his property. Our office was contacted, loan requirements discussed, indicative letter of offer issued, valuation quoted and returned, ILO amended and reissued together with a loan application by DocuSign, accepted by owner and submitted to our Internal Credit section for final approval.

Location of property: Brisbane QLD

Circumstances: Established Company with an experienced Director specialising in IT. Required cashout to complete several software projects that were months in the making. The Director had already committed tens of thousands to its development. Completed projects to his clients would return years of ongoing revenue from user fees and long-term service and maintenance contracts. Owner had used a broker for the existing 2nd mortgage and very much regretted using that broker and accepting both the loan and lender that was arranged for him by the previous broker.

Client contribution: The owner wanted only to pay the valuation fee upfront, any and all other loan fees would have to come from refinance proceeds at settlement time.

Loan product offered: Our **Hyper** loan product was the most suitable because:

- Max LVR of up-to 90% is available (*only 90% would provide the required cashout*)
- Loan term is min 2 months and max of 6 months (*3 months was required*)
- 1st mortgage only (*both existing mortgages were to be refinanced anyway*)
- \$0 interest payments (*capitalised interest was required by owner*)
- Valuations are Short-form (*a fast inspection required & low fee payable i.e \$220*)
- Credit scores not considered (*owner's low score usually means high LVR unavailable*)
- ATO portals not considered (*owner had an outstanding liability*)

Loan amount: \$670,500

Additional features of Hyper for borrower: Properties located in Brisbane are valued only by Opteon Valuers and are short-form. Purposes must be for genuine business and include refinancing and assisting with purchases. Exits must only be sale of property or refinance with milestones during the loan term i.e if refinance then in month 1 or 2 an indicative approval required, month 2 or 3 an unconditional approval, month 3 or 4 booked in for settlement and all to occur within 6 months of settlement. ATO portals are required however if the outstanding amount is low i.e \$15k these will be ignored. Because the product has the highest LVR in the marketplace, the borrower and requirement must tick all the boxes ensuring its fit for purpose in every respect.