

# Core 70% LVR by 1st RM

Melbourne VIC  
0.99% pm | \$1.05m  
Vacant Land Value

**October 2025**

A new client with an unencumbered tenanted property required max cashout to assist with business working capital. Because of a low credit score caused by an ex partner, the score was too low for banks, non-bank lenders and even for other privates. The property was considered by lenders as vacant land as the valuation placed a value on the house of \$25k. The value was almost entirely on the land...

Our new client required an LVR higher than our max for vacant land which is limited to 60%. Loan was required for 24 months and LVR had to be higher than vacant land LVR. The task was difficult due to the credit score being under 100, the director being a director of a high number of companies and all of the equity release being cashout for working capital.

**Location of property:** Melbourne VIC

**Circumstances:** The credit score was too low for lenders to consider, the security offered was considered uninhabitable even though continuously tenanted and high tenant amounts received, the valuers placing only \$25k value on the dwelling with valuation of \$1.7m. The challenge was to provide the owner with a higher LVR than vacant land LVR and an LVR consistent with property offered as security.

**Client contribution:** Owner provided the valuation fee upfront and partial establishment as there were numerous credit reports required by Internal Credit. A legal fee deposit also paid.

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

- Max LVR of up-to 70% is available (*70% provides the loan amount director required*)
- Loan term is min 3 months and max of 24 months (*24 months was required*)
- Credit score depends on explanation (*borrower could demonstrate funds were there*)
- Product is creative (*funding line added 10% to the Base product's 60% max LVR*)

**Loan amount:** \$1,050,000

**Additional features of Core for borrower:** Credit scores are typically no lower than 550 however when there is a genuine reason for the low score and it can be demonstrated by the borrower ie missed repayments but accounts show that at all times there were funds available but not transferred for one reason or another. Properties offered as security that are not desirable can still be approved however interest rate increases as it becomes a blended rate consisting of product LVR + lender contribution.