



JumboCapital

Blends

82% LVR by 2nd RM

North Sydney NSW
1.8% pm | \$500k
2 residences

November 2025

A new client was renovating a property in Northern Sydney and required funds to complete the renovations, reimburse themselves for funds already spent, and prepare the property for sale. They had purchased elsewhere and were renovating to ensure they would obtain the highest possible sale amount...

Our new client had approached traditional home loan brokers that arranged their own valuations, property was under major renovation including demolition of several parts of the property both internal and external. The brokers had advised they weren't able to assist due to the banks and non-bank lenders reviewing the valuation. Not only did the owners require funds to fund their partially renovated property, they also wanted to be reimbursed for the business cashout.

Location of properties: Northern Sydney and Gold Coast

Circumstances: The as-is value of the property was very close to the max LVR the banks and non-bank lenders would go to. They were seeking a loan based on end value LVR. Without key components such as kitchen and bathroom, the lenders were reluctant to lend. The owners were residing in the property and overseeing the renovations. Had placed orders with suppliers, products and supplies already onsite and waiting for trades to complete. The challenge was to provide the owners with a higher LVR drawdown loan using bank instructed valuations and contract of sale, cashout based on end value and secured by 2nd mortgages.

Client contribution: Owners provided the valuation upfront together with a \$3,850 partial establishment fee that was refunded to the owners at time of settlement.

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

- Max LVR of up-to 82% is available (*70% on property being renovated and 12% on existing property located on the Gold Coast*)
- Flexible loan term (*6+3 months was required by owners in line with tradesmen*)
- Drawdown loan (*6-months \$300k then 3-months \$200k drawdown interest payable*)
- Valuations not required (*used existing valuation and contract of sale from purchase*)

Loan amount: \$500,000

Outcome: Owners settled the first drawdown of \$300k and expect to have the majority of works completed over the next 6 months with additional 3 months to prepare the property for sale using the second drawdown of \$200k.

The results:

1. The owners weren't required to pay for 2 new valuations including the more expensive as-if complete valuation and a property valued at \$4m on the Gold Coast
2. From letter of offer to funds drawdown 3 days!
3. Upfront fee that was credited back at settlement and part of the loan establishment fee - No fee!
4. Exceeded traditional LVR's using 2 properties with as-is values that were already at their max