



BORROWER'S GUIDE

NO PRESALES
REQUIRED

FUNDING QUALITY
PROJECTS SINCE 1999

ILSL.COM.AU

**Ingwersen &
Lansdown**
SECURITIES
LIMITED

ACN: 088 636 220
AFSL: 241097

- ✓ No presales required
- ✓ Start sooner
- ✓ Reduce holding costs
- ✓ Sell closer to completion
- ✓ Interest factored into the loan

EXPERIENCE COUNTS

◆ Funding developments since 1999 ◆

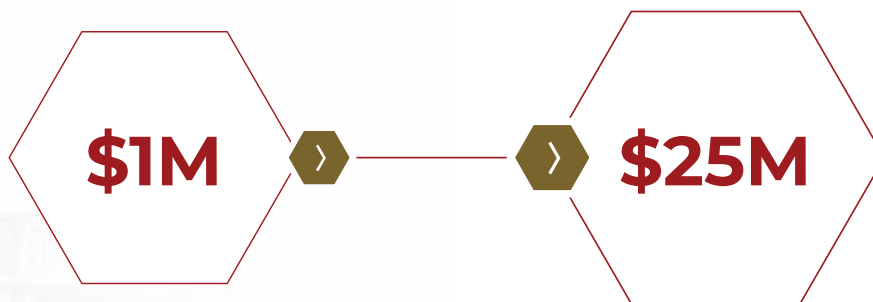
The **on-completion value of the projects funded** by
Ingwersen & Lansdown Securities Limited equal to:

OVER \$3.7 BILLION

What we fund

- ▶ Residential Construction Towers
- ▶ Residential Construction Town Houses
- ▶ Residential Construction Houses
- ▶ Commercial / Industrial Units
- ▶ Land Subdivisions & Land Banks

How much we fund



Where we lend



States funded



States not funded

All areas considered if sufficient collateral provided. We consider each application on its merits.

PROJECT FUNDED IN 2023 >>



The process ...

- 1** Have your Broker apply to our Fund by completing the one page ILSL Application Form
- 2** If we are satisfied, a Letter of Offer is issued within 1-2 business days
- 3** Accept our terms, pay a commitment fee, Valuation and Quantity Surveyor's fee
- 4** We immediately issue loan documents
- 5** Sign the loan paperwork with your lawyer, accountant & builder and provide us with our usual loan requirements
- 6** Loan settles in accordance with the Letter of Offer, upon receipt of satisfactory valuation, QS report and loan documentation requirements

DISCLAIMER: This information is generic in nature and any Letter of Offer and Mortgage documentation subsequently provided takes precedent over this generic material.



“My first loan with ILSL was positive and I have used them again. I completed the application form and received a letter of offer the next day. As I only wanted to sell once construction had started, the ability to obtain the funding without presales allowed me to get the project started straight away and also limited holding costs.”

– Zac Potter | Managing Director, 21 Property Group



Is your bank ...

- ▶ Taking too long?
- ▶ Changing the goal posts?
- ▶ Being indecisive?
- ▶ Requiring pre-sales?

Try our streamlined funding experience.

- » There are no middle-men.
- » One of our Directors will review any loan enquiry you have.
- » You speak personally with our Directors who make the decision for your funding.
- » Less people, Director communication, quicker funding.

Get a quick decision.
Get certainty.
Progress your project.

“*No matter how well planned, when hurdles arrive during construction, it is good to be able to pick up the phone and speak with Luke or Brett immediately and get an answer there and then. With construction times critical to work flow it was great to get quick responses.*”

– Cory Hinds | Seaside Projects



Recent Projects Funded



Construction of Industrial Warehouses.
Various Locations



Construction of 22 Apartments.
Sydney



Staged construction of 374 Units.
Varsity Lakes, Gold Coast



Construction of multi-stage development 106 town houses. **South East QLD**



Funded multi-stage land subdivision comprising 303 lots.
Victoria

Enquire today to start the fast, bank-free process of funding for your project:



borrow@ingwersen.com.au
www.ilsl.com.au
ph: (07) 5589 2666

“ I have had the pleasure of working with Ingwersen & Lansdown Securities for the past 15 years.

From our very first project to our most recent \$125 million venture in Hope Island, they have consistently demonstrated a deep understanding of development finance to ensure the successful execution of the projects.

Their flexibility, quick response time, and extensive knowledge in development finance have been invaluable and played a key role in the evolution and growth of our business.

One of the key strengths of Ingwersen and Lansdown Securities is their ability to comprehend the challenges inherent in the development process. They are not hesitant to work closely with developers, collaborating to overcome obstacles and achieve shared goals. Their genuine interest lies in the success of their clients, and I have been fortunate enough to experience this firsthand through the approximately 30 loans I have been involved in with them.

Ingwersen and Lansdown Securities have proven themselves to be a reliable and trustworthy partner for developers. Their requirements for collaboration may be specific, but for those who align with their criteria, I wholeheartedly recommend their services.”

– **George Mastrocostas | Managing Director, Aniko Group**



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Ingwersen & Lansdown Securities Limited is an unlisted public company specialising in First Mortgage Investments.



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