Property development finance made easy

- How to finance your property development project?
- What is property development finance?
  - What is debt financing?
  - What is equity financing?
  - What is project finance?
  - What is corporate finance?
- Factors affecting property development finance
- Classification of property development finance
  - Debt or equity
  - Loan or traded security
  - Secured And Unsecured Loans
  - Fixed-rate and variable-rate interest
  - Long Term & Short Term
  - Recourse, non-recourse, or limited recourse loans
    - Recourse loan
    - Non-resources loan
    - Limited recourse loan
- Project and corporate financing
- Project-based funding
  - Equity partnerships
  - Forward sale
  - Sales and leaseback
  - Debentures
    - Short-term debentures
  - Shares
    - Joint-venture partnerships
- Types of debt
  - Short-term finance or bridging finance
  - Medium-term loans or syndicated loans
    - Private syndicates
    - Public syndicates
  - Long-term loans or mortgages
- Corporate funding
- How to finance your property development project?
  - Stage 1: Private funding / Seed capital
  - Stage 2: Land acquisition
  - Stage 3: Property development finance - Construction loan
  - Stage 4: Property development finance - Retail loan
- Property development finance options
  - Bridging Loans
  - Mezzanine Finance
  - Non-Recourse Loan / Debt
  - Commercial banks
  - General or savings banks
  - Merchant banks or investment banks
  - Building societies
  - Credit unions
  - Companies that provide life insurance
  - Superannuation funds
  - Property trusts and unit trust companies
- Reasons why property developers fail to secure financing
  - 1. Expecting lenders to fund their projects
  - 2. Negotiating before the lender understands the deal
  - 3. Not crunching numbers