

The Fitout Finance Handbook



What you need to know!

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Financing the Fitout of Commercial Premises

For many businesses financing the fitout of their commercial premises is a smart alternative to using business capital that may be needed to fund ongoing operations and growth.

Fitouts can involve outlaying substantial capital which is often better preserved for alternate purposes.

The 500 Group can assist business owners to finance both tangible (hard items) and in-tangible items (soft costs)



What can be financed?

Cabinetry
Bench tops
Fixtures
Furnishings
Signage

Shelving and Racking
Storage
Security Systems
Counters
And more.....

Electrical
Plumbing
Floor coverings
Internal Walls
Dividers

Cabling
Curtains & Blinds
Lighting
Panelling
Painting

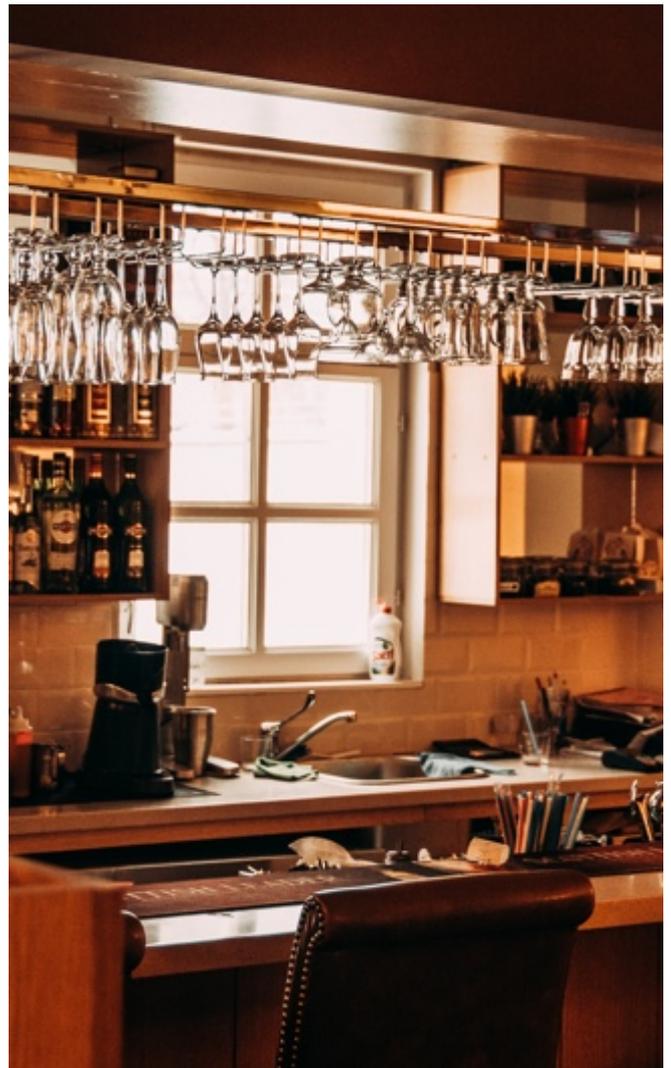
Unsure if it can be financed? Give me a call
0433 210 353

What can be financed cont'd

In addition to the Fitout, many business owners will need to purchase and finance equipment.

Items financed can typically include:

- Refrigeration
- Ovens
- Tables and chairs
- Shelving
- Display Cabinets
- Mixers
- Culinary equipment
- Phone systems
- Alarm Systems
- Office Desks
- Board Room tables and chairs
- Barstools and couches
- Computer equipment
- Filing cabinets
- Delivery Vans and Motor Vehicles



We can provide you with highly competitive Equipment Finance tailored to your cash flow and specific needs!

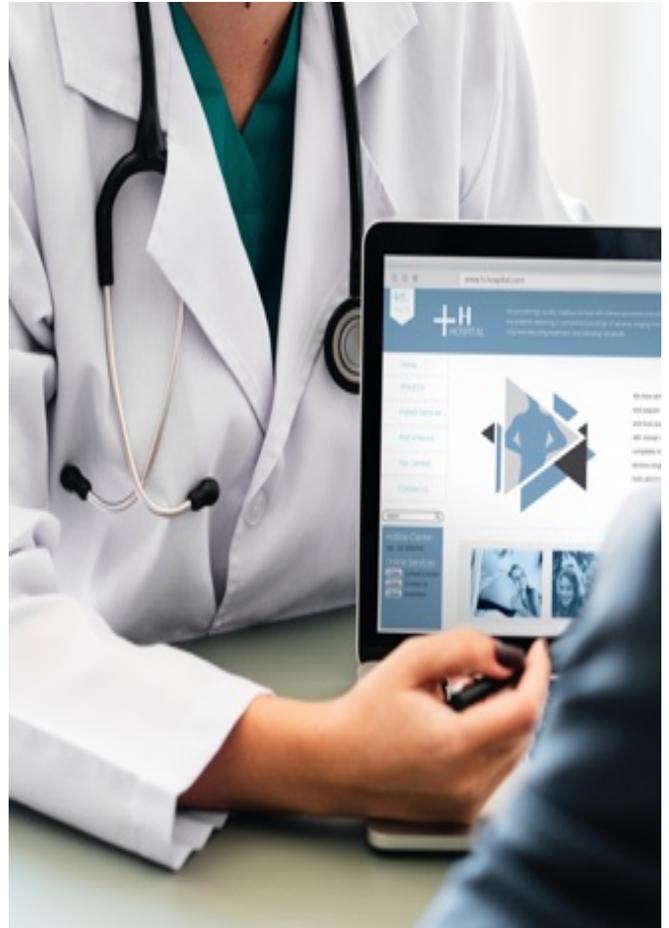
Like Fitout, Equipment Finance is highly specialised. It is important the right product and structure are chosen to avoid expensive mistakes!

What type of businesses can finance Fitouts?

If you are in business, it is very likely you can use Fitout Finance!

It is typically used by businesses in a wide range of industries including:

- > Retail Stores
- > Offices
- > Warehouses
- > Restaurants
- > Cafes
- > Hospitals and Medical Clinics
- > Veterinary Clinics
- > Dental Practices
- > Professional Suites and Offices



How Fitout Finance Works

With Fitout Finance you borrow funds to purchase assets, then repay the amount at a fixed rate over a fixed term of the loan.

Financing options include Rental, Lease, Chattel Mortgage or Hire Purchase. Given the different ownership and tax implications, it is important to seek guidance to ensure the right product and structure are chosen.

The Benefits of Fitout Finance

Financing fitouts offers many benefits including:

Preserves working capital

Fixed Interest rate

Flexible drawdown arrangements

Depreciation & interest may be tax-deductible

Cost of fitout is spread over time

Wide range of items can be financed

Let us do the hard work!

Arranging Fitout Finance and making payments to suppliers can be extremely time-consuming.

We can arrange an Escrow Account with the Financier, which allows us to make payments to the suppliers under your instructions. This can save you an enormous amount of time and hassle.

When all the payments have been made, the Escrow Account is converted to a finance facility (Rental, Lease, Chattel Mortgage or Hire Purchase, etc.)

How to plan your Fitout

When planning your Fitout there are a number of elements you need to consider including:

What return on investment are you looking to achieve as a result of the fitout? How will you ensure this is realised?

The layout and foot traffic throughout the premises.

Will the quality and finished look fit your brand?

What finishes will be used? Whilst hard finishes often look great, it is important to consider the noise element.

When will the work be completed (Shopping Centres in particular will have rules in this regard)

What access arrangements will you need to make for the suppliers?

Will you be using one supplier or multiple suppliers? (One supplier can coordinate all the trades involved & manage invoice payments making the process easier)

What experience do the suppliers have in your particular industry?

Are they willing to let you speak with former clients?

If you are leasing premises, it is important to ensure the fitout complies with the terms of the lease.

Do you need to provide notice to the landlord - if so how long?

Price is important, but it should not be at the expense of quality. First impressions count!

The Fitout Finance Process

When you are ready and satisfied and understand the requirements of your lease:

- > Document your specific requirements. Timelines etc.
- > Decide which suppliers from whom you will seek a quote
- > Ask details of their experience in your sector
- > Seek details of former clients and inspect their work
- > Seek written and detailed quotes, including timelines
- > Confirm any special access arrangements they may require
- > Seek guidance as to which product or structure is best for you



Need guidance or a competitive quote?

Give me a call on 0433 210 353

Financial Information Required

To obtain formal finance approval, you will be asked to provide the following information:

Last two years company Tax Returns and year to date Management Financials

Directors personal Tax Returns

In some instances, you may also be asked to provide Financial Projections and assumptions (This is usually limited to start-up businesses)

List of your personal Assets and Liabilities

Copy of Premises Lease if applicable

Identification documents - copy of Drivers License and Medicare Card

Copy of latest current Rates Notice for any properties owned

When the Finance has been approved, you can then pay the Supplier(s) their initial deposit. This will be a percentage of the project cost.

(When arranging the Finance, you can request the initial deposit be included in the overall amount so that it can be reimbursed).

As invoices are received from Suppliers, we will make the payment to the Supplier on your behalf.

Insurance

As part of the process, you will also need to provide the Financier with a Certificate of Insurance covering the items financed with the Financier interest noted.

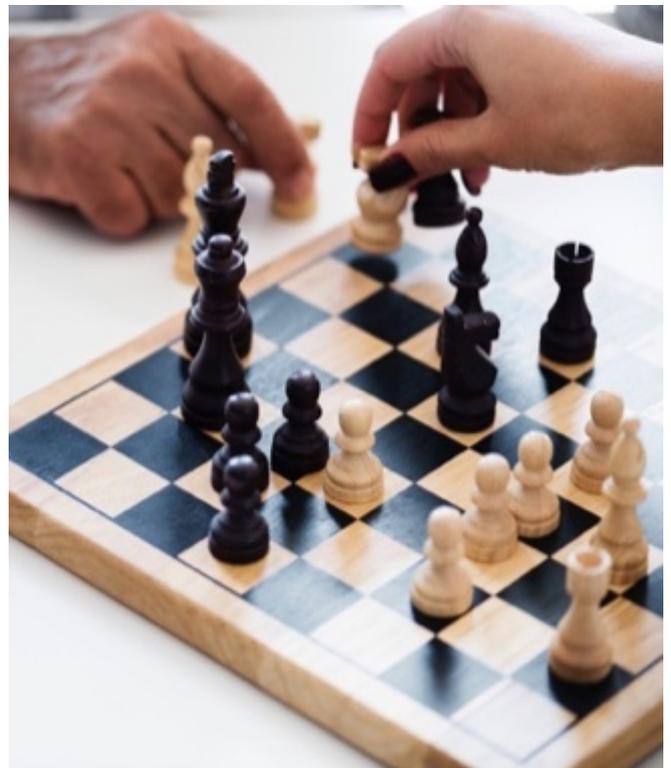
Why use The 500 Group

Fitout Finance is highly specialised. Indeed not all Banks participate in this sector.

It involves many different facets that need to be carefully coordinated to ensure problems do not arise.

If not properly managed, it can be an extremely time-consuming process.

As a business owner, your focus needs to be on running the business, not putting out fires because the Financier is inexperienced, or don't understand the intricacies involved!



We can help you access highly competitive quotes from our panel of Specialist Financiers then coordinate the process to make it as seamless as possible.

We will work with you to select the right product and structure.

About me

As a business owner, I understand both the challenges and joy of running your own business!

I have an in depth knowledge of Fitout Finance and understand what is needed to deliver the right outcomes for my clients.

I love the complexity of managing the different facets involved with this type of specialised finance.

With a practical, down to earth approach, I strive to make my client experience as seamless as possible.



My strengths include:

Knowledge of the market and different industry sectors

Exceptional organisational skills

Persistence - I am tenacious when negotiating competitive Finance Packages for my client's

Ability to structure finance to align with cashflow

I have developed a niche delivering finance solutions to businesses across a wide range of industries including:

Retail and Office Fitouts

Shopping Centre Fitouts

Medical and Dental Practices

Manufacturing Fitouts

Contact Me

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The 500 Group



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creating opportunities & building wealth!

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