

FINANCING YOUR HORSE ARENA



www.thunderboltlending.com.au

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THINKING ABOUT BUILDING AN ARENA? LET'S TALK FINANCE FIRST.

Building a horse arena is exciting – it's the dream project that makes life with your horses easier, safer, and more rewarding. But before the sand goes down and the posts go up, it's worth asking: how will you pay for it in a way that actually works for you?

The truth is, there's no "one-size-fits-all" finance option. The right setup can make your arena affordable and even boost your income if you're planning to run lessons, clinics, or agistment. The wrong setup? It can put unnecessary strain on your cash flow.

That's where Thunderbolt Lending comes in. We help horse owners and rural property clients find lending solutions that:

- Keep repayments manageable
- Don't tie up your rainy-day funds
- Take advantage of any tax benefits you're entitled to
- Protect your home and assets

You don't need to figure it out alone. Before you lock in a builder, let's make sure your finance strategy is set up to support your plans.

Start the conversation today at www.thunderboltlending.com.au

C H A P T E R



01

P R E
F I N A N C E
P L A N N I N G



PRE FINANCE PLANNING

Horse Arenas can get very expensive very quickly.

And if you move house, you cant just take your arena with you.

PRE FINANCE PLANNING

Before thinking about the finance, ask yourself the following:

- What are you going to use the arena for? How often?
- What size? Showjumping, campdrafting and barrel racing will benefit from a larger size than other disciplines.
- Where are you going to locate it on your property? More levelling increases costs. More sun can improve drainage.
- Drainage management? Consult an expert.
- Base Decisions. The base is one of the most important factors in the design.
- What sort of surface will you need? Sand type? Different disciplines require different depths and texture. You may need to buy sand that's not from your local area.

PRE FINANCE PLANNING CONT..

- Are you using footing additives?
- Dust reduction?
- Watering options and infrastructure?
- Borders and Fencing? As simple as timber borders or full steel and rubber fencing.
- Indoor or Outdoor? Outdoor can be cheaper but may need more maintenance and being weather dependent could result in less use and more cancellations. What is your climate?
- Do you need lights?
- Ongoing Maintenance? How many horses per week will be using the arena?
- Do you need to get council approval?
- Who is building it? Have you done your due diligence on the builder? Do they understand arena drainage and base construction? Get some references of previous jobs they have done.

- And above all:

DO NOT SKIMP ON THE BASE

C H A P T E R



02

F I N A N C E
O P T I O N S



FINANCE

The first step is to do a fully budgeted cost plan.

Consider using a reputable arena building company to discuss your needs and get a full quote.

A list of arena builders is in resources at the end.



WHAT'S YOUR BUDGET?

- What is your budget and how are you going to fund it?
- Will you get any sort of financial return?
- Will you be renting it out?
- Hosting lessons and clinics?
- Will having an arena improve your agistment rates and weekly income? How much per week?
- What are your ongoing maintenance costs?



Different Ways to Borrow

There are different ways to borrow to finance your property, your arena, your equipment and your horses themselves, depending on your individual situation. There are lenders who are more willing than others to consider this kind of lending. Each type of lending has pros and cons.

BORROWING AGAINST PROPERTY

- Loan term maximum 30 years
- Interest rate range 5.5% - 7%
- Lenders: Multiple, competitive
- Flexibility with structure - term, tax deductibility, interest only
- Requires property ownership

PERSONAL LOAN

- Loan term maximum 7 years
- Interest rate range 7.5-12%
- Lenders: Multiple
- Flexibility with early repayment
- Max loan size per lender approximately \$50k for unsecured assets



BUSINESS LOAN

- Loan term maximum 3 years, hence higher principle payments
- Separate from personal assets. although may require personal guarantee
- Interest rate 8-15%
- Lenders: Multiple
- Can be secured against other assets such as vehicles or unsecured

OTHER LOANS

There are a myriad of other different types of loans from private lenders and non mainstream lenders. Often with higher interest rates. Get in touch if you would like to discuss this pandoras box.



CASE STUDY 1- LAWSON

Lawson received a quote for \$100,000 for an arena build, including lights and fencing. The arena will be used for his horse training business and will be primarily for business use.

Lawson owns a home worth \$1.2m, with a mortgage of \$500,000. Lawson has \$50,000 sitting in his offset account, but doesn't want to use this rainy day money for an arena.

Lawson in this instance, refinanced his home to add an interest only investment loan of \$100,000. After checking with his accountant, this loan was fully tax deductible and separate from his home loan, at a relatively lower interest rate. By having the arena he is now earning an additional \$400 per week in training and lesson fees, meaning the investment was cash flow positive.



CASE STUDY 2 - CLANCY

Just like Lawson above, Clancy received a quote for \$100,000 for an arena build, including lights and fencing and an arena mate for maintenance. The arena will be used for her horse training business and will be primarily for business use.

However in this instance, Clancy decides to use \$30,000 of her own cash, then take out a business loan for another \$50,000. Casey will finish off the last \$20,000 of fencing and lights when she has saved more cash from the business and her other outside job in the next 12 months.

Casey in this instance, took out a business loan with a 3 year repayment schedule. Whilst rates and repayments are higher than a loan secured by property, this keeps her business and home separate. By having the arena, Casey is now earning an additional \$400 per week in lessons and clinics over a 12 month period.

C H A P T E R



03

R E S O U R C E S



RESOURCES

ARENA BUILDERS

NSW

<https://www.brandsearthmoving.com.au/> (Tamworth)

<https://equestrianservices.com.au/>

<https://leadingexcavations.au/>

<https://www.clarenceearthmoving.com.au/horse-arenas>

<https://www.riverinasports.com.au/installation/horse-arenas>

VIC

<https://grandridgearenas.com.au/>

<https://www.toplinearenas.com.au/>

<https://braidakhorsearenas.com.au/>

<https://www.lodeveldcontracting.com.au/horse-arena/>

<https://www.etcgroup.com.au/civils/horse-arenas>

QLD

<https://equestrianarenaconstruction.com.au/>

<https://www.equestrianlanddevelopments.com/arena-construct/>

<https://www.kronkcs.com.au/horsearena>

<https://www.ssprojects.net.au/services/equine-services-and-construction>

(Note we have no affiliation with these companies, do your own research. If you are a company that would like to be added to this list get in touch)



READY TO BUILD YOUR ARENA WITH CONFIDENCE?

Don't leave your finance to chance. With the right lending partner, your arena can pay for itself in increased income, improved property value, and years of use.

Thunderbolt Lending works with property owners across regional Australia to create lending strategies that are practical, tax-effective, and flexible.

We have access to over 40 lenders and choose the right product for you.

Because the right finance is as important as the right arena base - don't skimp on either.

Next Step: Visit www.thunderboltlending.com.au and book a no-obligation call or click here:

