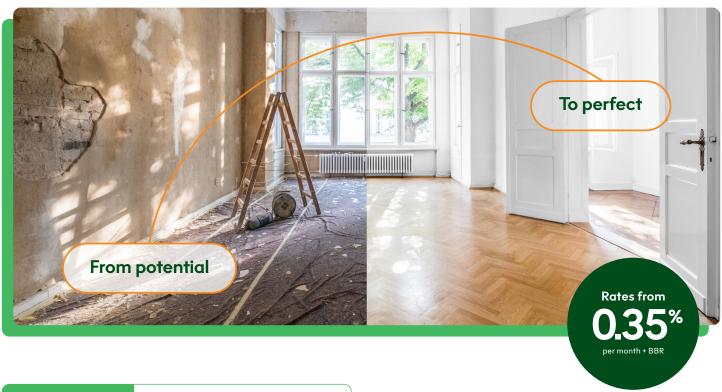




Property finance. From plans to profit.

# Refurbishment Sales Guide



Minimum loan	£150,000 day one
LTV	Up to 70% LTV <b>NET</b> day one + 100% of refurbishment costs
LTGDV	Up to 70%
Monitoring	Light-touch monitoring by an Asset Manager (not a QS)
Loan term	Up to 24 months

Property types	Residential and semi-commercial property  Commercial property (if being converted to residential)
Scope of works	Build costs not to exceed £500,000 or 75% of current value (heavier refurbs acceptable at lower LTGDVs)

## Cases we love to fund

#### **Decorative refurbishments**

- · Poor condition properties
- · Outdated properties
- Auction purchases

#### Structural refurbishments

- Loft conversions
- · Rear/side extensions
- Both permitted development and planning permission acceptable

### Change of use projects

- · House to HMO
- · House to flats
- Commercial to residential
- Semi-commercial (uppers converted)

For low LTGDV cases, we can consider deals outside of usual appetite

