

Bridging

3-24M

Loan Term

0.56% p.m*

6.75% p.a*

£250K

Min Loan Size

75%

Residential Bridging LTV

65%

Commercial Bridging LTV

85%

Purchase price available on BMV transactions

£25m

Max Loan Size

*BBR added to the Avamore rate. Fixed for the life of the loan. Floating rates available on request subject to Credit Committee approval.

We are experts in anything from vanilla bridging to those more bespoke cases

What we specialise in:



Lending against OMV not 180 day value



Acquisitions and developer exits alongside Avamore development funding



Net sales proceeds available on development exits

We consider:

Projects in England and Wales

Residential and mixed use properties

Foreign nationals and/or overseas residents

Dev exits, auction purchases & BMV transactions





Part Complete Development

- Ability to step in at any stage of the build
- Refinance of the existing development finance facility
- Drawdown of funds to complete the development
- Works are outstanding so not eligible for an exit bridge
- A potential pre-agreed equity release

- Avamore Rate - 0.56%* p.c.m
- Minimum Gross Loan - £500k
- LTGDV/LTV - 70%
- Loan Term - 3 - 24 months
- Arrangement Fee - 2%
- Proc Fee - 1%
- Exit Fee - 1%

Refurbishment

- Funding for light, medium and heavy refurbishments
- Residential refurbishments
- Commercial to residential conversions
- Build facility available, on day one, in tranches or at PC
- No Exit Fee! - Regardless of level of works

- Avamore Rate - 0.56%* p.c.m
- Minimum Gross Loan - £250k
- LTGDV/LTV - up to 85%
- Loan Term - 3 - 24 months
- Arrangement Fee - 2%
- Proc Fee - 1.5%
- Exit Fee - 0%

Development

- Single dwellings to multiple houses or flats
- Will consider reduced profit margin
- Flexible on client's previous development experience
- Flexible on PG requirements
- Complex ownership or equity structures

- Avamore Rate - 0.56%* p.c.m
- Minimum Gross Loan - £500k
- LTGDV/LTV - 70%
- Day 1 LTV - 70%
- Loan Term - 3 - 24 months
- Arrangement Fee - 2%
- Proc Fee - 1%
- Exit Fee - 1%

Bridging

- Funding for residential and mixed use
- Acquisitions and development exits
- Auction purchases and BMV Transactions considered
- Net Sales proceeds available on development exits
- Lend against OMV not 180-day value

- Avamore Rate - 0.56%* p.c.m
- Minimum Gross Loan - £250k
- LTGDV/LTV - 75%
- Loan Term - 3 - 24 months
- Arrangement Fee - 2%
- Proc Fee - 1.5%
- Exit Fee - 0%

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The above pricing is only a guide, contact the team for more information on 020 3440 9651.

www.avamorecapital.com