

Part Complete Development

3-24M

Loan Term

0.56% p.m\*

6.75% p.a\*

£500K

Min. Loan Size

70%

Day 1 LTV

70%

LTGDV/LTV

90%

LTC

1%

Proc Fee

\*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 able to step in at any stage of a project, providing funding for 100% of the remaining works.

Even if there's only one brick down.

What we specialise in:



If the developer runs out of time on their existing development facility



If there is a cost overrun the existing lender will not fund



Where works are outstanding so the project is not eligible for an exit bridge

We consider:

Projects in England and Wales

Flexible on experience

Reduced profit margins

Complicated ownership structures





## 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.**

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