

Refurbishment

3-24M

Loan Term

0.56%p.m\*

6.75% p.a \*

£250K

Min. Loan Size

85%

Day 1 LTV

90%

LTC

75%

LTGDV

1.5%

Proc Fee

\*BBR added to the Avamore rate. Floats throughout the life of the loan. Fixed rate available on request subject to Credit Committee approval.

We have the expertise to support on the full range of refurbishment schemes for you or your customer.

What we specialise in:



Build facility available, on day one, in tranches or at PC



Will consider reduced profit margins



Extra build facility for enhanced or modified planning

We consider:

Projects in England and Wales

Light, medium or heavy projects

Residential refurbishments or commercial to resi

Auction purchases and 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%

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

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

**[www.avamorecapital.com](http://www.avamorecapital.com)**