



COMMERCIAL PROPERTY LOANS

May 2019

LOAN CRITERIA

Loan Type: Short Term Bridge Loans and Senior Debt Term Loans

Loan Size: £250,000 to £5,000,000

LTV: Up to 75%

Loan Term: 6 months to 5 years

Rates: From 5.5% p.a. | Fixed Rates | Interest only

Interest Cover: Minimum of 1.25 x

Assets Classes: Offices, Industrial, Retail, Leisure, Mixed Use, Hotels, Residential Blocks, Healthcare, Student and Logistics
NO development or Private Personal Residences.

Borrower Types: UK Corporate Borrowers and Personal Owners
(Overseas borrowers considered case by case).

Purpose: Purchase, Refinance and Capital Raising



FAST

FLEXIBLE

TRANSPARENT

For further information, please visit www.proplend.com/borrow or
Call us on **0203 637 8418** or email us at borrower@proplend.com



| Asset Class | Region | Gross Loan | LTV | Term | Funding Date | Status | Property Description |
|------------------------|--------------------------|------------|-----|-----------|--------------|--------|---|
| Leisure | London | £4,435,000 | 68% | 36 months | 23/01/2019 | Active | Adjoined 1890s houses and currently in use as a hotel |
| Industrial (Warehouse) | East of England | £1,650,000 | 75% | 12 months | 26/10/2018 | Active | Victorian warehouse with planning for a mixed restaurant, bar and residential scheme |
| Mixed Use (Retail) | East Midlands | £240,000 | 75% | 18 months | 01/12/2017 | Active | 6,275 sq. ft. mixed use with ground floor restaurant and shop. First floor residential unit |
| Residential (HMO) | West Midlands | £1,269,000 | 75% | 12 months | 21/12/2018 | Active | Substantial three-storey former hotel now used as a HMO with a licence for 28 beds |
| Office | South East England | £700,000 | 57% | 24 months | 25/01/2017 | Repaid | 3x Grade II Listed buildings used as offices with car park |
| Residential (Block) | Yorkshire and the Humber | £660,000 | 60% | 36 months | 20/10/2014 | Repaid | Terrace of 4x four-bed houses close to York and two-bed Blackburn flat |
| Leisure | North West England | £1,950,000 | 61% | 12 months | 19/12/2016 | Repaid | Hotel with reception and function space |
| Land (Development) | Wales | £2,450,000 | 53% | 12 months | 23/11/2018 | Active | 6.27 hectares of cleared land with planning for a waste to energy facility |
| Industrial | North East England | £2,197,500 | 74% | 48 months | 04/12/2015 | Active | 11-building business park. 11.4 acres, River Tyne frontage |
| Mixed Use | East Midlands | £1,955,000 | 66% | 24 months | 10/09/2018 | Active | 7.98 acre site comprising 14-buildings Incl. warehouse and office accommodation |
| Industrial (Warehouse) | South East England | £780,000 | 29% | 12 months | 19/10/2017 | Active | 42,000 sq. ft. warehouse leased to a storage company |

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