



COMMERCIAL PROPERTY LOANS

June 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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