



COMMERCIAL PROPERTY FINANCE

LOAN CRITERIA

Loan Type:	Short Term Bridge Loans < 18 months Senior Debt Term Loans < 5 years
Loan Size:	£250,000 to £5,000,000
LTV:	Up to 70% LTV (75% on loan by loan basis)
Loan Term:	6 months to 5 years
Rates:	From 5.5% p.a. Fixed Rates Interest only
Interest Cover:	Minimum of 1.25 x
Borrower Types:	UK Corporate Borrowers and Personal Owners (Overseas borrowers considered case by case).
Purpose:	Purchase, Refinance and Capital Raising No Development Finance or Personal Private Residence



OFFICES | INDUSTRIAL | RETAIL | MIXED USE | LEISURE
STUDENT | HMO | HOTELS | HEALTHCARE | STORAGE
| WAREHOUSE | LOGISTICS | LAND WITH PLANNING

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	Status	Property Description
Leisure	London	£4,435,000	68%	36 months	Active	Adjoined 1890s houses and currently in use as a hotel
Industrial (Warehouse)	East of England	£1,650,000	75%	12 months	Active	Victorian warehouse with planning for a mixed restaurant, bar and residential scheme
Mixed Use (Retail)	East Midlands	£240,000	75%	18 months	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	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	Repaid	3x Grade II Listed buildings used as offices with car park
Residential (Block)	Yorkshire and the Humber	£660,000	60%	36 months	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	Repaid	Hotel with reception and function space
Land (Development)	Wales	£2,450,000	53%	12 months	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	Active	11-building business park. 11.4 acres, River Tyne frontage
Mixed Use	East Midlands	£1,955,000	66%	24 months	Active	7.98 acre site comprising 14-buildings Incl. warehouse and office accommodation
Industrial (Warehouse)	South East England	£780,000	29%	12 months	Active	42,000 sq. ft. warehouse leased to a storage company

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