

Investor Update: Sunderland Student Site - Butlers Walsall

Main Site:	Development Site, Palmers Hill Road, Bonnersfield, Sunderland, SR6 0AA
Borrower:	Butlers Walsall Sunderland Ltd
Loan Number:	PLL817
Report Date:	17/09/2018



Loan Update

Excellent account conduct. 3 months left to maturity.

Covenant Compliance

Compliant throughout loan term

Interest Payments

Interest payments have been made by way of interest reserve. 6 months reserve still held, 3 months of which will be used to continue to make monthly lender interest payments.

Exit Strategy

The initially agreed sale of the site did not complete. As such, the borrower has been in discussion with other potential purchasers, and now have an offer on the table that they are willing to accept.

The purchasing group need to complete full DD, with the borrower aware that the facility needs to be repaid in full before the end of November.

Given the very low LTV on the existing facility, Proplend have agreed to extend a further facility to the Borrower should the sale be delayed, on the condition that a fresh valuation is completed by a VAS Panel valuer.

Property Summary

Market Value	£4,500,000	Property Income	N/A
Vacant Possession Value	£4,500,000	Market Rental Value	N/A
Purchase Price	£1,350,000	Purchase Type	Option
Tenure	Freehold	Asset Class	Light Industrial - Planning for Student Residential

Loan Summary

Total Loan Required	£1,570,000	Loan to Value (LTV)	34.89%
Blended Interest Rate	12%	Interest Cover	N/A
Loan Term	9 months	Interest Expense (p.a.)	£188,400

Tranche	Risk	LTV	Loan Amount	Interest Rate	Interest Cover
A	Low	0-50%	£1,570,000	12%	N/Ax

Covenants

LTV Covenant	55%	ICR Covenant	N/A
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Security

Main Site	First Legal Charge	Debenture	Debenture Held
Personal Guarantee	Joint and Several Guarantee from the Directors and Shareholders of Butlers Walsall Sunderland Ltd for the sum of £1,570,000		

Valuation

A valuation of the property was carried out by Colin Lilley on 26th Feb 2018, a copy of which can be seen in the supporting documents. The valuation concludes the following:

Market Value: £4,500,000
 Vacant Possession Value: £4,500,000
 Open Market Rental Value: N/A