

# 1495 - Southwark, London

## Case studies

### 10.02.21

The client required a first charge residential of £445,000 for 12 months. TAB offered the loan at 1.00% interest per month with refinancing on a buy-to-let mortgage as the exit strategy. The client needed access to finance in order to purchase the property under market value due to the specific completion deadlines.

**Capital is at risk.** Property values can go down as well as up. Borrowers may default and investments may not perform as expected. Interest and income are not guaranteed. Returns may vary. You should not invest more than you can afford to lose. TAB is not authorised by the Financial Conduct Authority. Investments are not regulated and you will have no access to the Financial Services Compensation Scheme (FSCS) or the Financial Ombudsman Service (FOS). Past performance and forecasts are not reliable indicators of future results and should not be relied on. Forecasts are based on TAB's own internal calculations and opinions and may change. Investments are illiquid. Once invested, you are committed for the full term. Tax treatment depends on individual circumstances and may change.

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