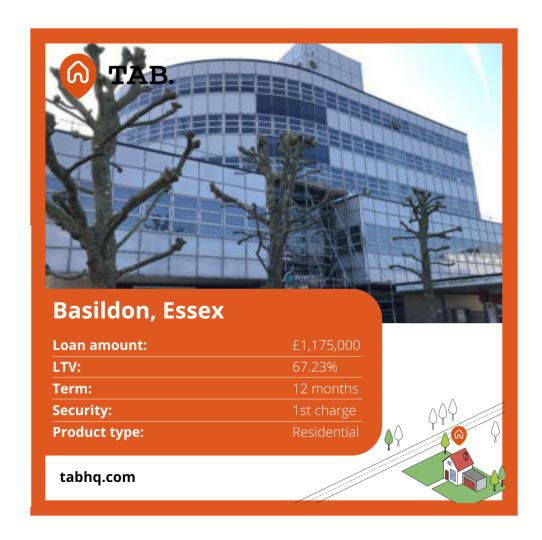


## 101972 - £1,775,000 1st charge commercial loan against three storey building - Essex

**Case studies** 

07.02.23



101972 - £1,775,000 1st charge commercial loan against three storey building - Essex



Loan amount: £1,175,000

**LTV:** 67.23%

Term: 12 months

**Security:** 1st charge

**Product type:** Residential

TAB completed a £1,175,000 1st charge commercial loan secured against a vacant four storey office block. The property has planning for 44 residential units.

The borrower, an experienced developer who has worked with TAB previously, required the funds to refinance existing debt, and allow them time to secure enhanced planning. The borrower currently has planning for a residential scheme that comprises 44 residential units, and an application pending to extend this to 88 units.

There was an overage agreement for the rooftop works for nine flats in the event planning is implemented. Although the overage affected the value, TAB was commercially minded in its approach given the borrower's level of experience and previous track record.

The borrower expects to exit the loan in six months by selling the site with the enhanced planning or by securing development finance to complete the works themselves.

The borrower was a pleasure to work with on this case. We have previously worked with them and their excellent history with borrowing and redeeming their loans with TAB gave us the confidence to complete another finance deal with them on this property.

Faith Ndebele, Underwriter



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.

You are advised to obtain appropriate tax or investment advice where necessary. Understand more about the key risks here.

TAB is a trading name of TAB London Limited. Registered in England and Wales with registration number: 11225821 and whose registered office is at 101 New Cavendish Street, London W1W 6XH.

