

101853 - £1,717,000 loan secured against a care home - Essex

Case studies

20.02.23

 **TAB.**



Rochford, Essex

Loan amount:	£1,717,000
LTV:	66.00%
Term:	12 months
Security:	1st charge
Product type:	Commercial

tabhq.com



Loan secured against a care home - Essex

Loan amount: £1,717,000

LTV: 66.00%

Term: 12 months

Security: 1st charge

Product type: Commercial

This case study involves an experienced care home operator who required £1,717,000 to purchase a two storey detached building specifically designed for those living with dementia. The property comprises a 43 bedroom working care home. The loan consisted of a [first charge commercial bridging loan](#) and to release equity and further assist with the purchase of the care home, the borrower secured a second charge bridging loan on a five-bedroom detached house.

The purchase of the care home was a complex process that required all parties involved to work together. In addition to navigating regulatory considerations, the borrower was committed to maintaining continuity of care for the residents and worked with specialist health and social care teams to ensure that existing residents were not impacted by the change in ownership.

The borrower plans to exit the investment by selling another asset and refinancing the care home with a commercial mortgage. Overall, this investment provides an opportunity for the borrower to expand their portfolio and contribute to the provision of quality care for individuals with dementia.

Very easy 5 stars from us! TAB worked around the clock to make sure that the deal worked for the client and we couldn't be more grateful. A special shout out to Faith for her swift and helpful responses to any queries we had. The deal would have fallen apart without her assistance. I look forward to working with the team in future!

Louise Gyambibi, Broker

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.