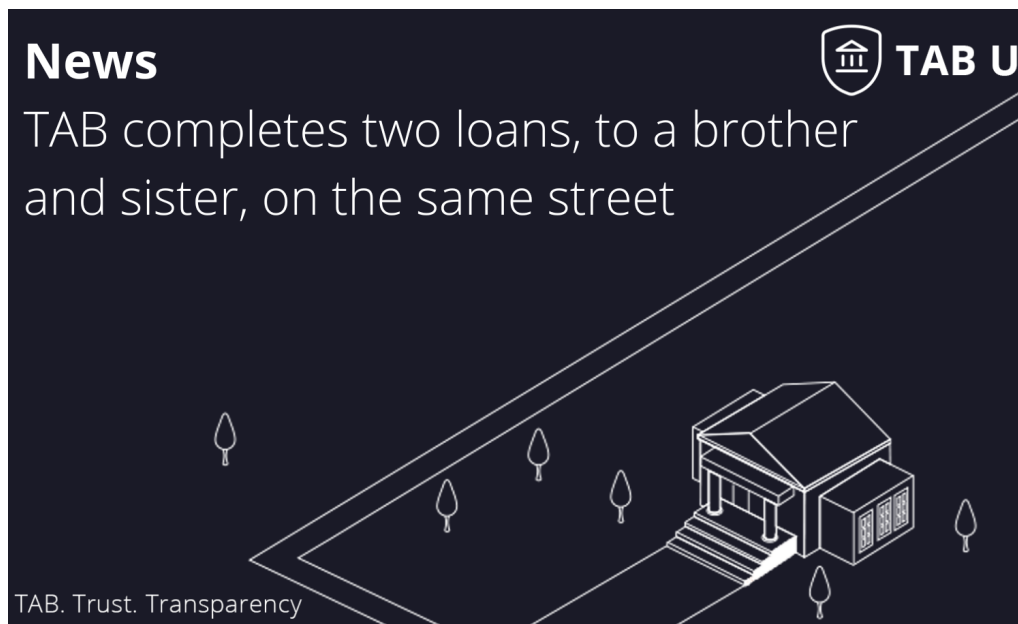


# TAB completes two loans, to a brother and sister, on the same street

## News

18.12.23



- TAB provides a total of £3.5m in loans to separate brother and sister private clients on the same street
- Broker to the deal is Life Financial Solutions
- TAB continues to grow as it progresses towards a £500m loan book in 2024

TAB, the real estate finance and investment house set to have a £500m loan book in 2024, has agreed to lend £3.5m in two [bridging loans](#), to separate brother and sister private clients with both investment properties on the same NW London street.

TAB has lent £1.35m as part of the first deal, agreed at a 54% LTV (loan to value). The double-fronted detached home was originally built in 1960, although recently renovated, and comprises five bedrooms across three stories.

The second deal is for £2.15m and holds a slightly higher LTV at 59.75%. The asset is a circa 1955 detached double-fronted house spanning two stories and is nearing practical completion. It comprises four bedrooms and has a south-facing garden with picturesque views of the adjoining Elm Park.

Both properties are situated on the same street in Golders Green and have been secured under a 9-month term facility to redeem the existing lender. Upon completion of this period, the borrower intends to sell the properties to repay the loans. The broker for both deals was Jamie Kent of Life Financial Solutions.

Having two deals with a separate brother and sister at the same time is rare, but to do it on the same street is particularly unusual. We are delighted to get these deals over the line in such a short period, taking seven days from receiving the application to completion. It is always a pleasure to work with experienced brokers and borrowers, particularly ones you have worked with in the past. I would like to thank all of the parties involved. A special mention to our solicitor Paul Cain from RFB Legal, who has been incredible throughout.

**EJ, Senior Underwriter at TAB**

We have worked with Jamie and the team at Life Finance Solutions on a number of transactions so far and we are always extremely impressed with how easy they are to work with and how seamless the process is. Together we were able to turn these two deals around in a short period without compromising on our normal standards. We look forward to working with them again in the future as they bring more deals to the table.

**Duncan Kreeger, Founder and CEO at TAB**

We are delighted to have helped to arrange this deal. The fact that it was arranged and agreed in such a short space of time is down to the great relationship we have with Duncan and TAB, and the joint experience we brought to bear. At Life FS we are very used to working on larger deals and working with property developers, plus we also have a lot of clients in the Hampstead Heath area, factors that helped with this deal. We are looking forward to working on many more bespoke deals with TAB in 2024.

**Jamie Kent, Head of Financial Planning at Life Finance Solutions**

**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](#).

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