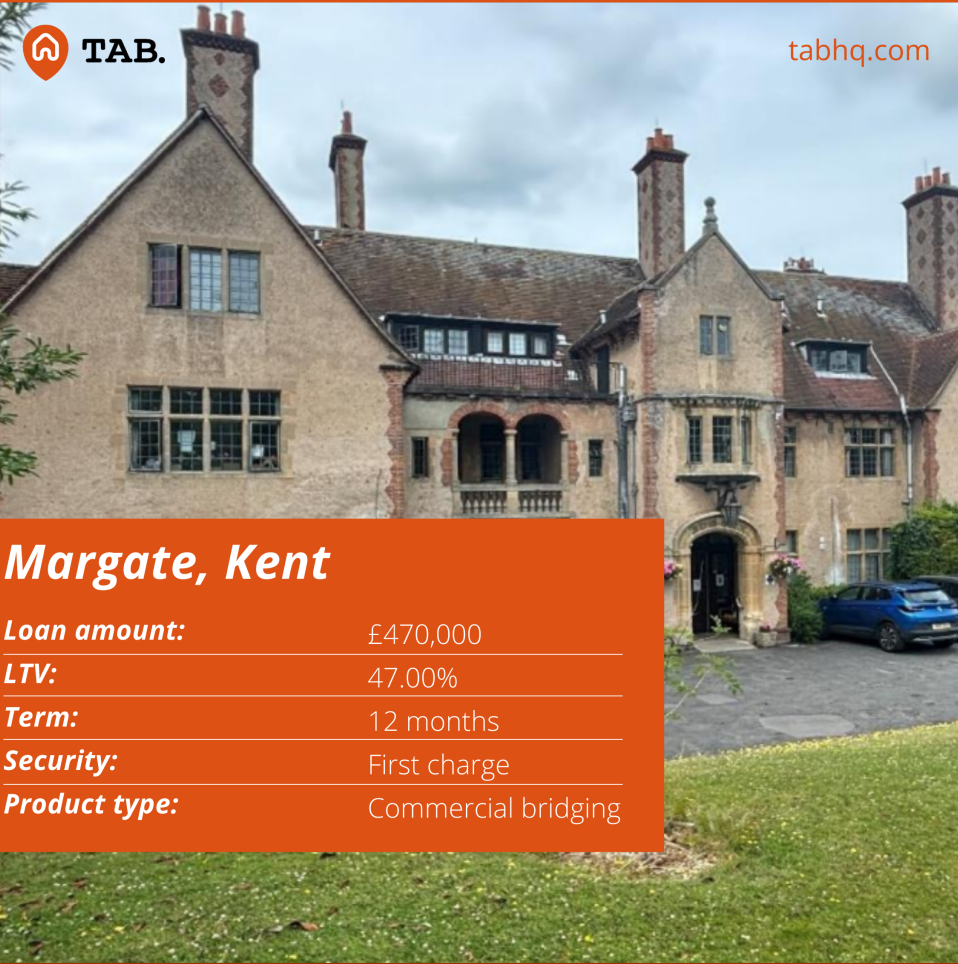


# 107915 - £470,000 commercial bridging loan against a freehold nursing home in Kent

## Case studies

13.09.24



**Margate, Kent**

<b>Loan amount:</b>	£470,000
<b>LTV:</b>	47.00%
<b>Term:</b>	12 months
<b>Security:</b>	First charge
<b>Product type:</b>	Commercial bridging

TAB facilitated a £470,000 commercial bridging loan for a term of 12 months at an LTV of 47.00%.

The property is a commercial freehold, operating as a 30-bed nursing care home for under and over 65s. Originally a Grade II listed Edwardian manor house built in 1910, the building has been extended and converted for care home use over time.

The key challenge was the low Care Quality Commission (CQC) rating, which required improvement to secure its future. TAB's balanced funding solution provided the borrower with the necessary capital to purchase and develop the property, aiming to increase the CQC rating to 'Good' by improving the quality of care and facilities.

The client plans to exit the loan by refinancing through another lender, consolidating their care home portfolio with a term loan.

We understood the importance of helping the borrower improve the care home's facilities and CQC rating. By providing a tailored, flexible solution, we were able to support their goals and ensure they could proceed with their plans efficiently. It was great to be a part of their journey towards delivering better care for residents.

**Sophie Meller - BDM**

**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.