alternative
bridging corporation limited

DEVELOPMENT 90

DEVELOPMENT FINANCE FOR 90% OF COST

DEVELOPMENT 90 WILL CONVERT PROPOSALS WHICH OTHERWISE FAIL BECAUSE OF INADEQUATE FUNDING

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LENDING TERMS

Loan Term:	6 – 24 Months
Security	• First Charge • Debenture (Limited Companies and LLPs) • Personal Guarantee (Limited Companies and LLPs)
Minimum Loan	£500,000
Maximum Loan	£3,000,000
Maximum Gearing	• 90% of Cost • 75% of GDV
Interest	1.00% per month
Fees	• Arrangement fee 2% • Exit Fee 2%
Introducers Fee	1% of the gross loan
Available for	• New Build • Conversion • Refurbishment • Equity Release
Secured on	Residential Development Projects

Available to:	• Experienced Developers –
	  ○ Individuals and Partnerships
	  ○ UK Limited Companies and Limited Liability Partnerships (LLPs)
	  ○ Off-shore borrowing entities in approved jurisdictions

Excluded Properties	• Non-conforming, remote or unusual properties • Properties with individual resale values in excess of £1,500,000

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