

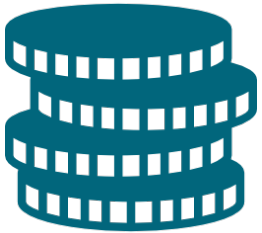
AVAMORE CAPITAL

Ground Up PRODUCT GUIDE



AVAMORE CAPITAL OVERVIEW

Key Qualities & Attributes



Overview

Avamore is a principal **bridging & development lender**.

Alongside its core product range of Refurbishment, Residential Bridging & Finish & Exit it provides funding for ground up transactions.

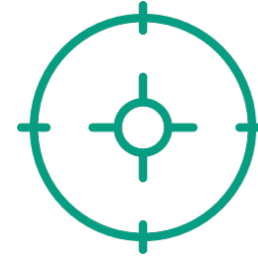
Avamore currently issues ground up **loans up to a maximum £2m**.



Geographic focus

Avamore lends on ground up cases in southern England; its northern boundary for this product is Birmingham, Leicester & Stamford.

Avamore only lends in areas which the **credit team** are familiar with and are a reasonable distance from London to ensure **consistent asset management**.



Market approach

Avamore understands the importance of **providing excellent service** for all of its borrowing and broking partners and is dedicated to relationship focused lending.

As it has grown, Avamore has consistently ensured that it can provide **private lender speed and service at market competitive rates**.



Growth

Avamore is backed by **two institutional funding lines**. Total lending now stands at over **£200m** and it has a live loan book in excess of **£100m**.

It has a team of **19 based in London** which is responsible for the sustainable growth Avamore has achieved. There are plans for further team and business expansion later in the year.

PRICING GUIDE

Ground-Up Product

Item	Number
Standard Pricing	8% p.a. (0.67% p.m.)
Loan Range	£400K - £2M
Max LTGDV	65%
Max Day 1 LTV	70%
Max LTC	85%
Term Range	3 - 18 Months
Borrower Type	Limited companies and incorporated partnership
Type of Scheme	Residential or mixed use (up to 25% commercial by value)
Arrangement Fee*	2.0%*
Exit Fee	1%
Location	Southern England with a northern boundary of Birmingham, Leicester & Stamford. Other locations considered by exception.

* Including 1% introducer fee

LONDON

£1.4m New Build

GROSS LOAN

£1,441,029

LOAN TYPE

New Build

LTGDV

64.6%

TERM

15 Months

The scheme had planning for the construction of a new building which will be comprised of 1x 1-bed, 1x 2-bed and 2x 3-bed flats. The deal was agreed during the COVID-crisis after it was referred to Avamore from another lender.



I was extremely pleased with how Avamore performed. My usual funder was not able to support the scheme and so Avamore was recommended to me.

They delivered the deal on time and carefully navigated around challenges and intricacies of the transaction.

CHAIM FRIED, FREED CONSTRUCTION



PURLEY

£1.4m New Build

GROSS LOAN

£1,450,000

LOAN TYPE

New Build

LTGDV

50.9%

TERM

12 Months

Avamore provided funds for the demolition of a detached dwelling which will be replaced with 8 self-contained flats. This was one of 6 transactions Avamore completed for the borrower in 2020.



I have had the pleasure of working with Avamore on a range of schemes this year; this was my 6th deal with them, and they have worked tirelessly to meet my expectations every time.

Dealing with decision makers who have a real understanding of my requirements is the reason I choose to work with Avamore repeatedly.

MIHEER MEHTA, [STERLING ROSE](#)



LONDON

£786K New Build

GROSS LOAN

£786,619

LOAN TYPE

New Build

LTGDV

50.6%

TERM

12 Months

The original site was a vacant plot of land in south London which had planning permission for the development of 3 x4 bed detached houses. This was the first project the developer led by himself; it was completed to a high specification.



I was extremely pleased with how Avamore performed. They delivered the deal on time and carefully navigated around challenges and intricacies of the transaction.

Even though we hadn't worked together before, it was clear they really trusted me, took comfort in my experience and believed in the strength of the scheme.

DAVID JAMES, BLACKTHORN HOMES LIMITED



LONDON

£2.2m New Build

GROSS LOAN

£2,222,604

LOAN TYPE

New Build

LTGDV

64.9%

TERM

15 Months

The 0.29-acre site with disused garages has planning permission for four family homes (2 x5 bed semi-detached houses and 2 x4 bedroom detached houses)



We recently completed another transaction with Avamore Capital for our borrower client. As always, it's a pleasure to work with Nikolay Petkov who always goes all in to get the job done ... We have now completed many transactions with Avamore Capital and look forward to executing many more in the future with the firm.

DANIEL BROADHEAD, ARTICULATE FINANCE



OXFORD

£646k New Build

GROSS LOAN

£646,339

LOAN TYPE

New Build

LTGDV

65.0%

TERM

11 Months

The land with an open agricultural storage unit benefits from planning connect for demolition and the construction of two 2-bed detached houses.

We chose Avamore for this transaction as we knew the organisation and the team within it well. Avamore have always been methodical, pragmatic and thorough and we felt they suited us best on this project. As with any project there were obstacles to overcome but Avamore supported us getting closure on all these points and we successfully completed on the project.

JAMES FOX, ARTICULATE FINANCE



Speak to Avamore Today

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