

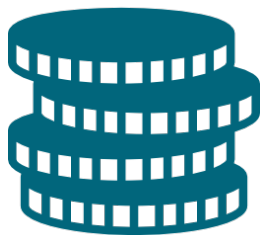
AVAMORE CAPITAL

Residential Bridging PRODUCT GUIDE



AVAMORE CAPITAL OVERVIEW

Key Qualities & Attributes



Overview

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

It offers **three core** products:

- Refurbishment Product
- Residential Bridging
- Finish & Exit
(Part Complete Schemes)

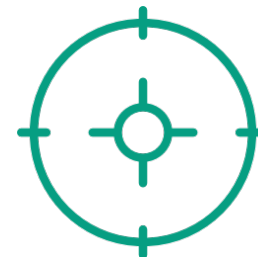
Avamore currently issues **loans up to a maximum £5m**.



Geographic focus

Avamore lends in all of central, eastern and southern England. It has a northern boundary of Greater Manchester, Leeds & York.

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

Residential Bridging Product

Item	Number
Standard Pricing	0.67% p.m. (8.0% p.a.)
Loan Range	£400K - £5M
Max LTV	70%
Max Loan Term	18 months
Max LTC	90%
Borrower Type	Limited companies and incorporated partnerships Individuals (non-regulated)
Bridge Type	Non-regulated Acquisition Bridge Developer Exit Residential Only
Arrangement	2%*
Exit Fee	0%
Location	Southern & Central England with a northern boundary of Greater Manchester, Leeds, York & Harrogate

*Including 1.5% introducer fee

TONBRIDGE

£2.2m

GROSS LOAN

£2,189,187

LOAN TYPE

Developer Exit

LTV

69.9%

TERM

6 Months

The property was comprised of five terraced houses and two semi-detached houses. Avamore had funded the development of the scheme and took comfort in the borrowers' performance to date.

Avamore Capital are a brilliant lender who are always willing to go the extra mile to get the deal across the line.

As debt advisors and brokers our opinion is that Avamore Capital have proven themselves to us to be a safe pair of hands when it comes to our clients' property development schemes.

DANIEL BROADHEAD, ARTICULATE CAPITAL



LUTON

£1.6m

GROSS LOAN

£1,642,885

LOAN TYPE

Developer Exit

LTV

53.3%

TERM

12 Months

The property comprised of a building containing two semi-detached blocks of flats and a detached block of flats. The borrowers were experienced building contractors who had completed similar work to a high specification.



Avamore took a commercial approach to the deal, and were incredibly responsive, transparent and quick.

The levels of service, rate and responsiveness from key decision makers within Avamore gave the client the confidence they needed to move forward with the deal.

JOSHUA JACOBS, APPLECROFT FINANCE



TUNBRIDGE WELLS

£1.5m

GROSS LOAN

£1,482,371

LOAN TYPE

Developer Exit

LTV

61.1%

TERM

12 Months

The four-storey former bank had been converted into seven self-contained flats before Avamore issued an exit bridge. The borrower had completed the scheme to a high specification.



Avamore immediately mobilised a large team of decision-makers and underwriters to move the transaction forward at pace.

Avamore's quick and efficient underwriting meant they were able to highlight to my client exactly what he would need to do complete within the two-week deadline.

SAM LE PARD, ARC & CO.



TUNBRIDGE WELLS

£3.4m

GROSS LOAN

£3,370,428

LOAN TYPE

Developer Exit

LTV

61.1%

TERM

9 Months

The property was a double fronted Victorian detached house which had been newly converted into 10 flats. The loan was issued to experienced developers who had completed similar schemes in the local area.



The seamless transition from initial enquiry to completion was brilliant and much appreciated by my client. Avamore took the time to thoroughly understand the borrower's needs and the detail behind the project before moving ahead with the case which meant that it was an incredibly smooth process for a very fast turnaround.

SAM LE PARD, [ARC & CO.](#)



Speak to Avamore about Residential Bridging

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