

**Blackfinch Property**

# Commercial Term Loan



## Our Typical Lending Criteria

- Borrowers should have a strong financial history
- Completion of satisfactory due diligence including a red book valuation report and report on title
- We take a first charge over the property
- Loan term typically up to 3 years but with additional 1 year extensions at the borrower's option
- Loan amounts typically £1m to £25m
- Loan to value typically no more than 70%
- Loans are generally to be fully serviced by the asset's net income with a preferable Interest Cover Ratio (ICR) of 1.25x
- Geographical coverage across the UK
- Lending against both residential and commercial property. Generally to be stabilised and leased assets.
- Personal or corporate guarantees required

## Get In Touch With The Team

 01452 717989

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## Important Information

Blackfinch Property is the trading name of Origin Investments Ltd (Reg No 05598455) Lyell Trading Ltd (Reg No 08747022) and Henslow Trading Ltd (Reg No 08703770)

## About Blackfinch Property



We have a flexible and pragmatic 'risk-based' approach to lending throughout the project lifecycle



Dedicated investment manager from enquiry to redemption



Specialist in-house Legal Team to fast-track transactions



Building lasting relationships with new developers and brokers



Offering competitive rates



Fully funded lender with discretionary capital



Fixed interest rates