

An Introduction to
Blackfinch Property



Welcome to Blackfinch Property

Since 2014, Blackfinch Property has been helping to support the UK housing sector by offering financing for residential and commercial property development.

We work with like-minded, forward-thinking property developers who believe in using sustainable materials and building practices. We look to lend in new and growing sectors, and always go above and beyond to deliver.

Our Environmental, Social and Governance (ESG) principles are core to our lending processes, and integral to how we work. We apply them to every loan in which we participate, and we work hard to identify borrowers and lending opportunities that align with our principles. Our ambition is to put our loans to good use, helping to revive local areas and regional economies, and encouraging the development of innovative and imaginatively constructed properties such as eco-homes, social housing and supported living.



Richard Cook

Founder and CEO of Blackfinch Group



Lending Criteria

Borrowers should ideally be established developers with a strong financial history

Completion of satisfactory due diligence including a red book valuation report, report on title, and where construction is involved, an independent monitoring surveyor report

We usually provide senior debt, but also consider stretched senior

Development should be low risk in terms of use, valuation and exit

We take a first charge over the property

Loan term typically from 6 to 24 months, but we will consider outside this range

Loan amounts typically £500,000 to £10m

Loan to value (LTV) typically no more than 70%

Loan to cost typically no more than 85%

Geographical coverage across the UK

Lending against both residential and commercial property

About us



We have a fast and flexible 'risk-based' approach to lending.



We consider loans on case-by-case basis.



Offering Competitive rates



Aiming to build lasting relationships with our developer clients and to grow alongside them.

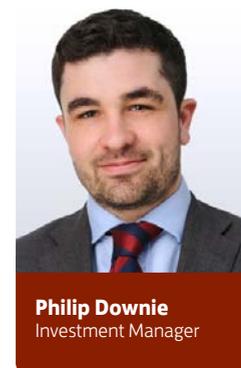


Looking for new development partners.

Meet the Blackfinch Property Commercial Team

Blackfinch Property brings a hub of investment expertise and offers a bespoke approach to each loan, with specialisms in short term bridging finance and development lending.

The Blackfinch Property team includes property financing professionals, as well as three accountants and an in-house legal team of five as a unique feature.



Unique Selling Points (USPs)



Deal Team

Every deal we undertake benefits from its own structured 'Deal Team'. This means the dedicated Deal Manager is supported by a Deal Analyst and two legal staff. Our aim is to ensure that throughout the lifecycle of the loan from appraisal to redemption there is always someone on hand that has a thorough understanding of the transaction.



Secure Funding

As a fully-funded lender, we can make investment decisions without requiring external approval or having to raise funds after agreeing terms. So, when we say we can provide funding, our clients are certain we can deliver.



In-House Legal Team

As legal delays are one of the biggest concerns from property developers, we have eliminated the problem by bringing the finance and security document process in-house. This enables quicker turnaround times and fewer errors. The team also has specialist expertise in property law and construction law. To help make commercial sense of the often heavily caveated advice external advisors provide.



Asset Management Approach

As the lending companies that Blackfinch Property manage are cash backed, they have no capital adequacy requirements like a bank, meaning we can take a longer-term approach to lending, understanding that delays in construction and sales are common. This means we can assist borrowers to ensure the build is completed, and ensure that full value from the development can be realised.



Commercial Approach

We are still small and nimble enough to provide a fast and responsive service with quick access to decision makers. We understand property development and many of the team or members of our Investment Committee have first-hand experience in development and so understand the importance of a pragmatic and commercial approach.



Building Lasting Relationships

We believe in developing long-term relationships with ambitious borrowers. That's why many developers choose to come back to us for their lending needs time and again over multiple projects. Our relationship-based approach ensures that developers can grow and thrive alongside a supportive lender.

Recent Loans

Littleinch *Glasgow*



12-month bridging loan for care homes in Glasgow. The loan allows for the refinance of two successful care homes. The bridge ensured the borrower could repay their high street lender and take advantage of a reduced debt level.

 **LTV 65%**

 **£2.3m Loan Facility**

Chester Road *Lancashire*



Residential development of 27 units, a mix of 1 and 2 bed apartments across 6-storeys in central Manchester. The loan is for a duration of 18 months.

 **LTV 65%**

 **£4m Loan Facility**

Sileby *Leicestershire*



£9.1m development loan used to fund the first stage of a three-phase project to deliver 44 units in Leicestershire. The location is a former refuse site and an 18-month loan term.

 **LTV 65%**

 **£9.1m Loan Facility**

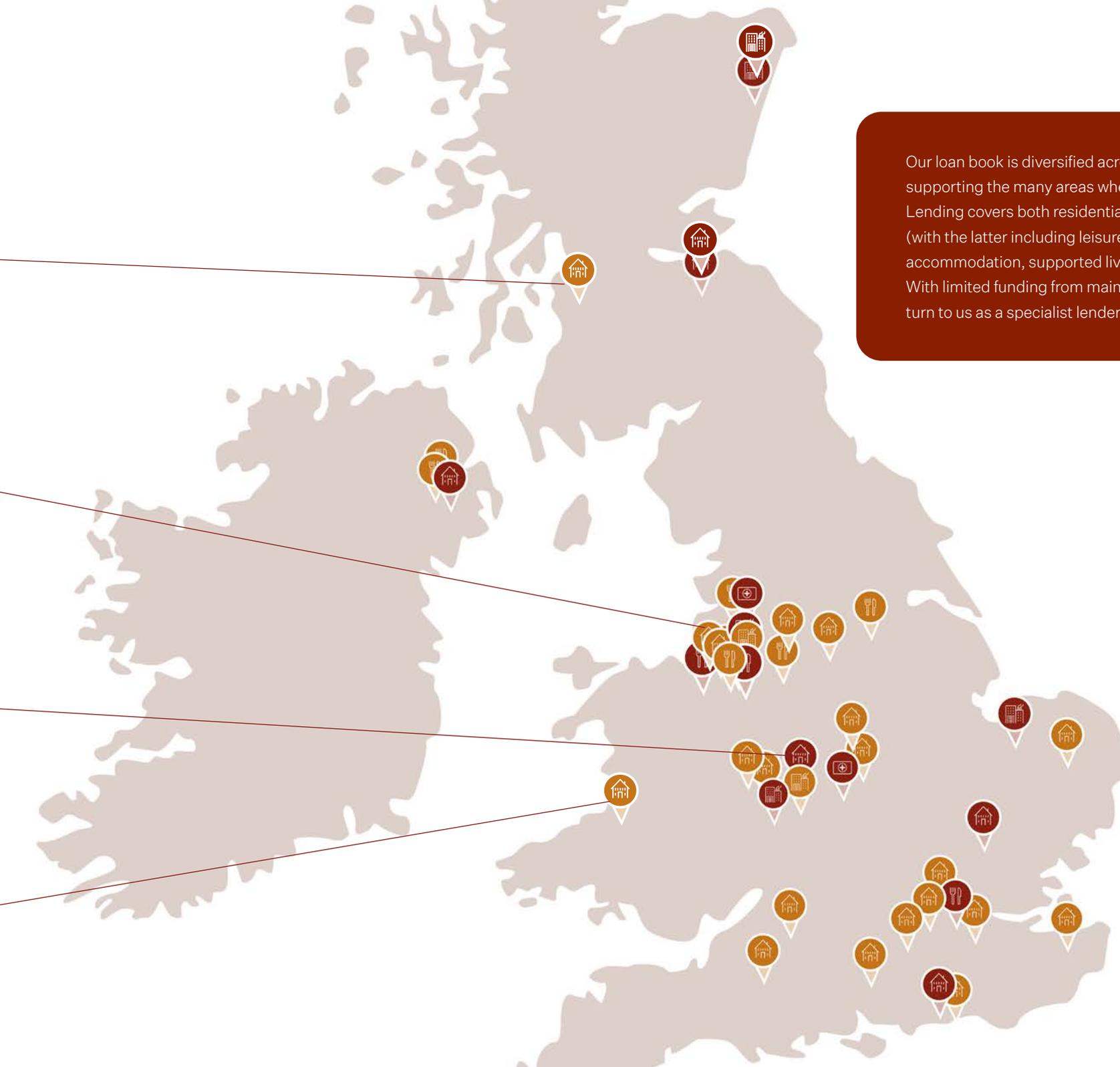
Brynderw *Aberystwyth*



Development loan for the acquisition of former student halls of residence located in Aberystwyth city centre, for conversion into 30 residential apartments. The loan is for a duration of 18 months.

 **LTV 48%**

 **£1.9m Loan Facility**



Our loan book is diversified across regions and sectors, supporting the many areas where funding is needed. Lending covers both residential and commercial property (with the latter including leisure, retail, healthcare, student accommodation, supported living, industrial and office). With limited funding from mainstream entities, developers turn to us as a specialist lender.

Find Out More

Thank you for taking the time to look at what Blackfinch Property can offer you. To learn more, please speak to one of our team, who can provide you with further details.

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IMPORTANT INFORMATION

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