Forthill Capital

Real Estate Private Capital

BRIDGING FINANCE

Offering fast and flexible bridging finance for property investors and developers.

Description	Criteria
Minimum Loan Size	£500,000
Maximum Loan Size	£5,000,000 * Larger Amounts to be considered on Merit
Maximum Loan to Value	Gross 75%
Rates	From 0.75% PCM
Interest	Serviced Or Retained
Arrangement Fees	From 2%
Exit Fees	1% * can be structured within loan
Loan Term	Min 3 months /Maximum 18 months

Client	Criteria
Purpose of Borrowing	Purchase Refinance Refurbishment
Exit Strategy	Open market sale and / or refinance with long term lender
Client Background	Adverse considered on case by case basis, providing high liquidity in asset.

DEVELOPMENT FINANCE

Offering fast and flexible bridging finance for property investors and developers.

Description	Criteria
Minimum Loan Size	£500,000
Maximum Loan Size	£15,000,000 * Larger Amounts to be considered on Merit
Maximum Loan to Value / Loan to Cost	Gross 75% /90%
Rates	From 0.75%
Interest	Rolled Up
Arrangement Fees	From 2%
Exit Fees	1% * can be structured within loan
Term	Minimum 6 Months / Maximum 24 months

Client	Criteria
Purpose of Borrowing	Ground up Development Conversion
Exit Strategy	Open market sale and / or refinance with long term lender
Client Background	Adverse considered on case by case basis, providing high liquidity in asset.

PRE-SALE DEVELOPMENT FINANCE

Offering a combination of pre-sales equity and development finance structured to allow for developer to stretch equity further

Description	Criteria
Minimum Loan Size	£500,000
Maximum Loan Size	£15,000,000 * Larger Amounts to be considered on Merit
Maximum Loan to Value / Loan to Cost	Gross 75% /95% * Loan to cost can be 100% on merit.
Rates	From 0.75%
Interest	Rolled Up
Arrangement Fees	From 2%
Exit Fees	1% * can be structured within loan
Term	Minimum 6 Months / Maximum 24 months

Client	Criteria
Purpose of Borrowing	Ground up Development Conversion
Exit Strategy	Open market sale and / or refinance with long term lender
Client Background	Adverse considered on case by case basis, providing high liquidity in asset.

RESTRUCTURE FINANCE

Used in Distressed cases where a clear exit strategy can be implemented to benefit the borrowers overall position

Description	Criteria
Minimum Loan Size	£500,000
Maximum Loan Size	£15,000,000 * Larger Amounts to be considered on Merit
Maximum Loan to Value / Loan to Cost	Gross 75% /95% * Loan to cost can be 100% on merit.
Rates	From 0.75%
Interest	Rolled Up
Arrangement Fees	From 2%
Exit Fees	1% * can be structured within loan
Term	Minimum 6 Months / Maximum 24 months

Client	Criteria
Purpose of Borrowing	Redeem LPA Receivership Conversion
Exit Strategy	Open market sale and / or refinance with long term lender
Client Background	Adverse considered on case by case basis, providing high liquidity in asset.

Submit a Project

Forthill Capital

We are always keen to here about new opportunities, if you have a project that you wish to see if we can fund.

Please follow the link below:

www.forthill-capital.com/getfunding

Alternatively email deals@forthill-capital.com