



GARHILL
CAPITAL

www.garhillcapital.co.uk
info@garhillcapital.co.uk

Garhill Capital Limited
1711 High Street
Knowle Solihull B93 0LN

Tel: 01564 773223

Fax: 01564 770366



GARHILL
CAPITAL

OPENING THE DOOR
TO INCREASED WEALTH

OPENING THE DOOR

OVERVIEW



OPENING THE DOOR

OVERVIEW



OVERVIEW

- One of the key constraints to generating profits within the property sector is the availability of sufficient funds either as debt or equity finance.
- UK banking and funding sources will provide the debt finance for commercially viable schemes but often experienced and proven property developers do not have sufficient deposit / equity capital to allow profitable property projects to proceed.



- Garhill Capital solves this problem by providing the equity finance (known as mezzanine finance) for commercially viable property projects undertaken by experienced and competent property teams.
- The availability of capital allows those wishing to trade or develop property assets to carry out projects they would otherwise have lost, or increase the number of projects undertaken, with the consequent positive effects on profits generated.

100% Finance available for property projects



An excellent opportunity to create and increase profits where capital resources are restricted



Experienced Garhill management and funding team



OPENING THE DOOR

DEVELOPMENT FINANCE

DEVELOPMENT FINANCE

Typically most high street banks will provide 70% to 75% of the total development costs of a project. Garhill Capital are principal lenders and can assist to plug this funding gap.

For selected property developers Garhill Capital will provide the shortfall between the total capital required for the project, the senior debt loan available from traditional lending sources and the developers equity.

Each loan applicant is required to demonstrate the commercial viability of the project and his or her experience and ability to complete it successfully within the stated term.

Whilst we are happy to work with any senior lender we can also provide access to senior debt lenders who can provide even higher levels of leverage.

Garhill Capital will finance either speculative residential or commercial schemes. We will also consider backing projects seeking planning permission where the applicant can demonstrate a clear alternative option to repay the loan and fees if the planning is not forthcoming.



OPENING THE DOOR

BRIDGING

BRIDGING

Bridging finance facilitates quick access to finance where a loan can be secured against an asset.

Traditional bridging companies generally provide loans up to 70% of market value of the asset.

Garhill Capital can provide bridging finance that will stretch traditional bridging loans up to 85% of market value.



OPENING THE DOOR

PRICING THE LOAN



OPENING THE DOOR

WHAT TO DO NEXT

PRICING THE LOAN

Development finance

Our pricing structure is made up of 3 key elements:

- Commitment fee
- Interest charge
- Redemption charge

Garhill Capital differentiates itself from the competition by avoiding the 50/50 profit share route typically followed by other mezzanine providers and instead establishing at the outset a fixed redemption fee per month, subject to a mutually agreed minimum. This incentivises the borrower to maximise and retain the majority of the profits.

Bridging finance

Our pricing structure is made up of the following elements:

- Commitment/Completion fee
- Monthly interest charge
- Exit Fee

We typically provide an 'in principle' decision and indicative terms within 24 hours after receipt of our required information on the project and the borrowers.

WHAT TO DO NEXT

To enable us to provide an 'in principle' decision on any mezzanine loan deal we need to understand a little more about the project and the borrower.

This should include:

- Size and term of the loan required
- Whether you require assistance with the senior debt side of the loan
- Brief description of the purpose of the funds and the nature of the project
- An appraisal and cashflow for the project
- Describe the exit route to repay the loan and provide evidence
- CV's of key members of the team and relevance to the project undertaken
- Asset and liability statements
- Recent management accounts and financial accounts

