Residential Development Light

octopus property

Key features

Loan details	75% LTV day one 70% LTGDV 85% LTC (Net) Subject to property, borrower and appetite
Term	Typically 12-24 months
Interest rate	8.00% pa
Arrangement fee	2.00%
Exit fee	1.00%
Construction budget	£500k to £1.5m No maximum facility

The big print

Market

- Ground-up, commercial conversions, permitted developments, change of use conversions – single to multi-use and heavy refurbishment

Location

- England

Monitoring

- Light-touch quantity surveyor monitoring - with lighter reporting, which cuts down quantity surveyor reporting costs

- Monitoring is still required for drawdown

- We'll attempt to use an asset manager where possible (conversions and refurbs only)

Other details

- We can only provide first charge loans on this product

- We have a minimum interest period of one month and calculate interest daily

- We are flexible with the interest, you can choose for it to be paid or it can be rolled and compounded into the loan

- These are unregulated loans and can only be used on residential investment properties, so you can't occupy the property

- Some fees can be added or deducted to or from the loan advance and others are payable up front. We will tell you exactly what fees are required to be paid on each loan

- We'll value the property on a 180-day open market valuation basis and base our maximum lending on this figure

How to apply

Fill out the enquiry form online at **octopusproperty.com**

We will review your enquiry and revert within hours to discuss our loan proposal

💬 0800 294 6850

✉ sales@octopusproperty.com

🏢 33 Holborn, London, EC1N 2HT

🖥 **octopusproperty.com**

Why us

Some lenders won't provide loans on smaller development schemes. Not us. We can help with 'light' development projects ranging anywhere from two houses to a permitted development conversion. These schemes do not always require the same level of monitoring as larger schemes, so we will consider light touch quantity surveyor monitoring.

Speed, flexibility and certainty. It's what we do best