

## £25 million of mezzanine finance for immediate investment

Mayfair Capital manages £1.2bn of UK real estate, having invested in development finance since 2010. We currently have a requirement to lend an additional £25million to experienced developers seeking finance for Greater London and south east residential projects.

As a property business, our residential investment strategy is based upon a mutual understanding of development and real estate fundamentals with strong emphasis on relationships with developers and senior lenders. We provide lenders with direct contact to our residential finance team for rapid decision making and can typically complete a loan within three weeks of agreement of terms.

REQUIREMENTS	
<b>PROPERTY LEVEL</b>	<ul style="list-style-type: none"><li>• Greater London and commuter belt within one hour's transport of major London Stations</li><li>• Multi-unit flat or house schemes</li><li>• Gross development end values of between £5 million and £50 million</li><li>• Exit sale prices up to £1 million per unit and £1,000 per sq ft will be prioritised</li><li>• Projects showing profit on cost of more than 20%</li><li>• Experienced developers with site control</li></ul>
<b>LOAN CRITERIA</b>	<ul style="list-style-type: none"><li>• Loan sizes between £2 million and £10 million</li><li>• Second charge behind a senior lender to be secured against the development</li><li>• No requirement for personal guarantees</li><li>• Finance for up to 90% of costs or 75% GDV excluding second charge interest</li><li>• Rolled up interest coupon</li><li>• Co-investment by developers at minimum of 10% of the committed loan principal</li><li>• Shared valuation and monitoring fees with senior lender</li></ul>

For introductions please contact:

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