

Laxfield Group announces the launch of Laxfield LLP, a £500m discretionary real estate debt fund, seeded with £250m of existing loans

Quick decisions on terms

Reliable, swift execution

Senior, stretch and transitional asset funding

More risk tolerance than banks

Flexible structuring to support business plans

Sample Deals Recently Closed



Partially Let Scottish CBD Office

Flexible structure to support business plan

- › £10m loan
- › 65% LTV
- › 3 year term
- › Equity refinance



Central London Let Hotel and Retail Portfolio

Higher leverage for stable income profile

- › £35.5m loan
- › 70% LTV
- › 6 year term
- › Debt refinance and Equity release



London Office - Bridge to Redevelopment

Structured to allow lease run down and ultimately VP

- › £10m loan
- › 57% LTV
- › 2.5 year term
- › Debt refinance



Single Let London Office

Medium term credit tenant opportunity

- › £36m loan
- › 64.5% LTV
- › 5 year term
- › Acquisition

Fund Lending Parameters 

Loan Size	£5m to £100m		
Term	12 months to 7 years		
Loan to Value	Up to 75%		
Property Type	Most asset classes including operational properties		
Location	England, Scotland, Wales and Northern Ireland		
Timing	Preliminary approval within 3 days	Terms issued within 1 week	Closing within 1 month
Pricing	Margin typically 300bps + but subject to risk profile		

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20 years
track record

> £10 billion
of financing delivered

> 250 deals
Completed