

LAXFIELD GROUP



Laxfield LLP is a debt fund which provides loans of up to £100m secured on commercial and residential properties across the UK

Quick decisions on terms

Reliable, swift execution

Senior, stretch and transitional asset funding up to 75% LTV

More risk tolerance than banks

Flexible structuring to support business plans

Recent Deal Examples



Serviced Apartments Portfolio

- £40m loan
- 70% LTV
- Closed Jan 2018
- 5 year term
- Debt refinance and equity release

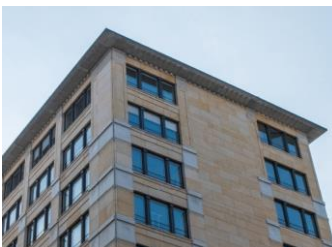
Stretch LTV on stabilised portfolio



Short Income Retail Warehouse

- £7.5m loan
- 50% LTV
- Closed May 2018
- 4 year term
- Equity refinance

Single-let unit with potential for enhanced planning



Direct Let Student Accommodation in Scotland

- £39m loan
- 73% LTV
- Closed May 2018
- 3 year term
- Debt refinance

Pre-stabilisation refinance of development funding

Fund Lending Parameters

Loan Size	Up 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

Contact

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25 year
track record

>10 billion
of financing
delivered

>300 deals
track record

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