

CLP Structured Finance offers:

The Ultimate Investment Mortgage

from

0.75%

Over cost of swap (fixed) funds

This non-recourse mortgage has been structured for investors who have quality properties let to undoubted tenants.

- ✓ Up to 85% loan to value
- ✓ Strong residual exposure at lease end
- ✓ Between 5 and 30 years fixed
- ✓ Interest only period
- ✓ All segments of the market considered - provided the tenant is strong
- ✓ Minimum loan £5 million / Maximum £150 million
- ✓ UK and selective Euro locations
- ✓ Up to 95% third party mezzanine loan available



The Ultimate Investment Mortgage salient features

Interest rate margin: From 0.75% over cost of swap (fixed) funds.

Keep abreast of 1–30 year UK, Euro and US dollar swap (fixed) rates. Visit the CLP website titled www.swaprates.co.uk - a complimentary CLP service.

Loan to value: Up to 85% loan to value. Loan to purchase price should demonstrate that the investor has some equity in the acquisition. This can include costs of purchase.

Gear higher than 85%: Up to 95% loan to value. CLP has a top slice (mezzanine) loan structure available. Any reasonable surplus (over and above senior mortgage repayments) may be structured into a 2nd mortgage debt to 95% loan to value. CLP have arranged this through a competitive mezzanine lender.

Strong residual exposure: Depending on the age and location of the property, can consider risk exposure of up to 65% of today's vacant possession value at tenant's lease end. This is a greater residual exposure than will normally be considered by the market. The higher the residual exposure the larger the Day One loan can be.

Term of loan: Between 5 and 30 years. The loan will be at a fixed rate of interest for the selected period.

Interest only period: Initial interest only period is acceptable. The actual interest only period is property specific depending on the tenant lease period outstanding.

Non-recourse: The loan will be non-recourse. The domain of the borrowing vehicle can be reasonably at the discretion of the investor.

Min and max loan size: Minimum £5 million with a maximum of £150 million. As this lender will allow 2nd mortgages, this fund lends itself to Senior and Sub-Senior structures (which could effectively gear up to £300 million).

Acceptable market criteria: All segments of the market will be considered. This very competitive fund is restricting its market to quality properties and undoubted tenants.

Countries considered: UK, Ireland and Germany. Currently the main market is the UK but selective investments in the EU countries will be considered.

Substitution of security: This lender will allow substitution of property. The substituted property must meet with funds criteria.

We can put all of this to work for you. Call Peter Cohen or Nick Fienberg now on

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To find out more about CLP ask for our corporate brochure or view and download through the web www.clpuk.com Alternatively email us at advice@clpuk.com