

# The CLP “low start” Market Maker

£1 billion allocated exclusively to the UK property market

# 4.95%

p.a. including lender’s margin  
“low start” interest rate  
rising to 5.95% after 6 years

## 20 year fixed interest loan

with lender’s only breaks after 6 years (without penalty)

The rate is a function of the money market and can fluctuate daily  
The above is based on a fixing on 07.01.08.

### Case history

#### £20.4 million refinance

**Security:** Well-spread residential investment/student accommodation portfolio

**Objective:** With a low start fixed interest rate loan of 4.75% (including lender’s margin) for the first 7 years – the net income serviced a substantially higher loan to value than our investor’s previous lender

\*This loan drew down Jan 2007 hence the lower interest rate

## Suitable securities:

- Quality residential investment portfolios
- Long term (25 yrs +) undoubted tenant commercial investments
- Quality well spread commercial portfolios, particularly retail
- Minimum loan £5 million – no maximum