

CLP arranges finance for the UK and International Property Markets

Some recent CLP Successes

Investment

€120 million

Belgium

The project: The acquisition of a portfolio of six mixed-use investments which includes retail, offices, warehousing and research facilities.

The solution: CLP structured competitive finance for this overseas company. This transaction was complex in its ownership and structure. CLP's expertise in analysing and presenting the information to the lender, together with regular liaison with the lawyers and valuers contributed to a satisfactory closure.



Development

£210 million

for this client to date on residential/ hotel developments

The projects: The client company has a continuing programme of city centre developments.

The solution: By working exclusively with CLP over a number of years, this client could take advantage of both our intimate knowledge of his own funding requirements and our relationship with selected bank contacts. This resulted in high loan to value gearing including an inexpensive mezzanine layer.

Investment

£325 million

for Hotel Portfolio regear and refinance

The purpose: To finance a portfolio of hotels operated by an international hotel group.

The solution: A layered debt structure at a competitive blended interest rate margin. The clients wished to regear the debt enabling them to buy-out third party shareholders. This was structured with lead bankers who, by selling down part of the debt, were able to provide a competitive blended margin.

Investment

€16.25m of €200m

Germany

The project: This European-based consortium wishes to create a substantial portfolio of residential investment properties in Germany.

The solution: CLP introduced a lender who has the appetite and capacity to assist them in growing their portfolio with a target in the first twelve months of up to €200m. The initial loan of €16.25m was a test-purchase of two residential investment blocks of apartments. This has established the format for further acquisitions enabling the consortium to offer vendors speedy completions.



Investment

£100 million

including £55 million committed "WAR CHEST"

The project: A growing residential investment portfolio.

The solution: This well established client required a committed "WAR CHEST" in order to grow his portfolio without the need to arrange funding on a deal-by-deal basis. This gives the client the added market advantage of being able to commit to a speedy completion.

Senior debt, mezzanine and equity

£27.2 million

99% of costs

The project: Management buy-out of offices and retail in Scotland.

The solution: For the managing director of a division being sold by the PLC, we negotiated a comprehensive package of senior debt, mezzanine and equity which included funds available to enhance the value of the portfolio.

Mezzanine

£30.4 million

mezzanine debt

The project: A substantial residential development with a completed value of some £240 million.

The solution: The clients had an option to buy-out third party equity within a limited time-frame. The pre-sales had gone very well enabling CLP to replace the equity with mezzanine debt.



creativity through knowledge

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Minimum loan size circa £2 million (UK) and circa £25 million (International)