

Beaufort

forward thinking finance



competitive funding for property development

2020 Edition

About Us

Established in 2013, Beaufort specialises in mezzanine and bridge-to-mezzanine development finance.

The Beaufort team has financed and developed over **5,000,000** square feet of property of all asset classes throughout Britain; we are able to see opportunities where traditional funders don't.

In addition to mezzanine, bridge-to-mezzanine facilities are also available, allowing you to maximise the value of your site through planning enhancement, giving you the certainty of funding from acquisition and improvement through to exit.

Our aim is to support good-quality developers on project after project, allowing them to maximise their return on capital.

Funding Criteria

Facility Size: between **£3m** and **£15m** per development project, larger facilities available for multiple projects. Equity investments also available on a deal-by-deal basis

Asset Class: Multi-unit residential, PRS, mixed-use, student accommodation, care home, healthcare, commercial, hotels and light industrial / logistics

Asset Location: All locations in England, Scotland and Wales considered

Leverage: Up to:
(a) **85%** of total project costs (including finance), or
(b) **70%** of the project's Gross Development Value (including finance)

Facility Term: Up to 3 years

Pricing: Competitive pricing on a case-by-case basis. Blended finance rates between senior and mezzanine from **6.5%** per annum including all fees

Fees: Market-standard arrangement and exit fees, introducer fees included

Security: Standard second charge security, including legal mortgage, share charge, debenture over the borrower. Corporate and / or personal guarantees on a case-by-case basis

Planning Risk: Planning uplift and enhancement projects considered

Swift and Versatile Finance

Our team has decades of development experience
We invest all that experience into your development

Glasgow

300 bed hotel &
150 bed apart-hotel
GDV: £70m

Glasgow

301 student units
GDV: £33.5m

Liverpool

155 bed hotel
GDV: £25m

Coventry

210 student units
GDV: £30m

Bristol

206 residential units
4 commercial units
GDV: £97m

Edinburgh

180 residential units
GDV: £60m

York

77 residential units
GDV: £43m

Sheffield

220 student units
GDV: £21m

Chelmsford

128 residential units
GDV: £56m

Egham

166 student units
GDV: £29m

Soho

Mixed use
GDV: £100m

Nationwide Coverage

We consider development projects throughout Britain



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