

SENIOR LENDING PRODUCT GUIDE

FORWARD THINKING
REAL ESTATE FINANCE

Residential Bridge

Loan Amount	£2,000,000 - £30,000,000
Security	<ul style="list-style-type: none">• 1st legal charge over the Property• Debenture and Share Charge where the borrowing entity is a Ltd• Recourse – PG/CG
Asset Type	<ul style="list-style-type: none">• New build or refurbished dwellings• Prime properties, including high value single units• Refurbishment / conversions• HMO's• BTL property portfolios.
Loan Uses	<ul style="list-style-type: none">• Residential acquisition• Residential refinance• Light refurbishment• Development exit• Asset stabilisation
Property Tenure	Freehold or long leaseholds (+125 years remaining on the lease, subject to our valuer's comments).
Max LTV	Up to 70% of the lower of the market value or the purchase price of the property.
Max LTC	Up to 85%
Loan Term	12 – 36 Months (interest serviced monthly after 24 months)
Locations	Prime central and Greater London, core regional cities, strong commuter towns and key growth areas across England and Wales. Crown dependencies also considered.
Interest	From 7.50% over BBR
Treatment of Interest	Retained, Part retained or Serviced monthly.
Arrangement and Exit Fees	Arrangement Fee – From 1 % of loan facility Exit fees applicable after 2 years
Guarantees	For loans over 60% LTV, a personal guarantee equal to at least £750,000 or 25% of the loan amount (whichever is higher) will usually be required from the UBOs.
Conditions	<ul style="list-style-type: none">• Equity – Cash equity to be vested within the asset.• Borrower Experience – Minimum of at least 2 years relevant experience in residential investment..• EPC Rating – Minimum rating of “C” is required or evidence that the property will hold an EPC C or higher upon completion of refurbishment.• Second charge behind Mera - Considered for properties valued above £5m.

Commercial Bridge

Loan Amount	£2,000,000 - £30,000,000
Security	<ul style="list-style-type: none">• 1st legal charge over the Property• Debenture and Share Charge where the borrowing entity is a Ltd• Recourse – PG/CG
Asset Type	<ul style="list-style-type: none">• Office• Mixed Use• Hospitality• PBSA• Industrial - £2-5m Gross Loan
Loan Uses	<ul style="list-style-type: none">• Acquisition• Refinance• Light refurbishment and capex programmes• Rolling asset refurbishments• Asset stabilisation (PBSA, BTR and others)
Property Tenure	Freehold or long leaseholds (+125 years remaining on the lease, subject to our valuer's comments).
Max LTV	Up to 70% of the lower of the market value or the purchase price of the asset
Max LTC	Up to 85%
Loan Term	12 – 36 Months (interest serviced monthly after 24 months)
Locations	Core cities, strong commuter towns and key growth across England and Wales. Crown dependencies also considered.
Interest	From 7.50% over BBR
Treatment of Interest	Retained, Part retained or Serviced monthly
Arrangement and Exit Fees	Arrangement Fee – From 1% of loan facility Exit fees – from 1% of loan facility
Guarantees	For loans over 50% LTV, a personal guarantee equal to at least £750,000 or 25% of the loan amount (whichever is higher) will usually be required from the UBOs.
Conditions	<ul style="list-style-type: none">• Equity – Cash equity to be vested within the asset.• Borrower Experience – Minimum of atleast 2 years in commercial investment• EPC – An EPC of at least “C” or evidence that the property will hold an EPC C or higher upon completion of refurbishment.• Second charge behind Mera - Considered for properties valued above £5m.

Alternative Assets Bridge

Loan Amount	£2,000,000 - £30,000,000
Security	<ul style="list-style-type: none">• 1st legal charge over the Property• Debenture and Share Charge where the borrowing entity is a Ltd• Recourse – PG/CG
Asset Type	<ul style="list-style-type: none">• Self-storage• Car parks and Truck Stops• Roadside & Automotive• Pubs and Inns• Fitness and Leisure• Shopping Centre
Loan Uses	<ul style="list-style-type: none">• Acquisition• Portfolio stabilisation/ refinance• Growth finance• Light refurbishment
Property Tenure	Freehold or long leaseholds (+125 years remaining on the lease, subject to our valuer's comments).
Max LTV	Up to 70% of the lower of the market value or the purchase price of the asset.
Max LTC	Up to 85%
Loan Term	12 – 36 Months (interest serviced monthly after 24 months)
Locations	Core cities, strong commuter towns and key growth across England and Wales. Crown dependencies also considered.
Interest	From 7.50% over BBR
Treatment of Interest	Retained, Part retained or Serviced monthly
Arrangement and Exit Fees	Arrangement Fee – From 1% of Loan Facility Exit fees – from 1% of Loan Facility
Guarantees	A personal or corporate guarantee equal to at least £750,000 or 25% of the loan amount (whichever is higher) will usually be required from the UBOs.
Conditions	<ul style="list-style-type: none">• Equity – Cash equity to be vested within the asset.• Borrower Experience – Minimum of at least 2 years within the relevant asset type.• EPC – An EPC of at least “C” or evidence that the property will hold an EPC C or higher upon completion of refurbishment.• Second charge behind Mera - Considered for properties valued above £5m.

MERA

INVESTMENT MANAGEMENT

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