

DEVELOPMENT



STUDENT HOUSING INC. PBSA DEVELOPMENT



Key Features

To support you with the heavy refurbishment or development of existing or proposed sites with suitable planning permission, to be retained or sold as purpose built student accommodation (PBSA)

Facility type	Fully-funded development loan - equity release considered on land purchases and planning gains
Minimum loan size	£2,000,000
Maximum loan size	£45,000,000, subject to a £15m cap per location
Maximum term	36 months
Drawdown	Funds released against monitoring surveyor reports
Repayment	Rolled interest with bullet repayment on exit
Max LTC	75%
Max LTGDV	60%
Fees	Arrangement, exit and professional fees payable

Criteria

Property types	Permitted development and new build units including houses, studios, and shared apartments in low or high rise blocks	
Borrower types	<ul style="list-style-type: none">• Individuals, partnerships and UK corporate borrowing entities• UK-based ultimate owners• Experienced with a demonstrable track record	
Security	<ul style="list-style-type: none">• First legal charge over the property• Debenture over the borrower• Personal or corporate guarantees	<ul style="list-style-type: none">• Collateral warranties• Assignment over build contract• Other security as required
Tenure	Freehold or long Leasehold (60+ yrs remaining upon completion)	
Other things to consider	<ul style="list-style-type: none">• University(ies) to be served must be Top 30 in the Times 100• We will consider the make-up of the local student population as part of your application• Completion should usually be expected well in advance of the new academic year• Can be exited to an investment loan where a reputable student accommodation provider is in place	

To apply for student housing finance, please visit
www.securetrustbank.com

