

SFC

BRIDGING &
COMMERCIAL

BRIDGING FINANCE

CASE STUDIES



Specialist
Finance
Centre

Specialist Finance Centre is authorised and regulated by the Financial Conduct Authority under FRN 918488.

We offer:

- Bridging and commercial finance
- Residential & buy to Let 1st charge mortgages
- Development finance
- Buy to let 1st & 2nd charge mortgages

 [sfbroker.co.uk](https://www.sfbroker.co.uk)

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BRIDGING LOAN

REGULATED

PROPERTY DOWNSIZE



OBJECTIVE

The client resided in a home that had a current market value of £425,000. They wanted to relocate to a smaller property. The purchase price was £175,000, so the full amount needed to be raised.

CHALLENGE

Funds were needed to purchase a property, but they were unable to obtain a residential mortgage due to their age and income. The maximum they could raise on a lifetime mortgage was £90,000.

SOLUTION

SFC Bridging & Commercial secured 100% of the funds required to purchase the new property. The exit of the bridging loan will be the sale of this property.

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TOTAL LOAN
£175,000



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RE-BRIDGE A BRIDGING LOAN

OBJECTIVE

The clients needed to re-bridge a bridging loan of £242,000 that was due to end, and raise £83,000 in capital for a business loan.

CHALLENGE

The client had an existing bridging loan that would soon be coming to an end. It was taken out to complete internal cosmetic works within the property to bring it up to date. As a result of the increase in the cost of materials and building delays, this had taken longer than expected.

SOLUTION

SFC Bridging & Commercial secured 100% of the total loan amount. The exit of the bridging loan will be the sale of the property after works have been completed.

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BUSINESS LOAN PAYBACK



OBJECTIVE

This client had a buy to let property valued at £458,000 with an existing first-charge mortgage of £253,000. They were looking to raise as close to £50,000 as possible to pay back a business loan. We needed to apply for consent and a redemption figure for this.

CHALLENGE

The client's income was low as they took under the taxable amount as earnings. They needed the loan quickly so they planned to sell the property quickly.

SOLUTION

SFC Bridging & Commercial secured 100% of the total loan amount. The exit of the bridging loan will be the sale of this property.

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MINOR WORKS ON BUY TO LET

OBJECTIVE

The clients were looking to raise £162,500 on their residential property to purchase an investment buy to let property.

CHALLENGE

The residential property was unencumbered and worth £500,000; they purchased it eight years ago for £400,000. They planned to undertake some minor cosmetic works on the buy to let property, which would take approximately 2-3 months. It didn't make sense to borrow money from the high street because the funds needed to be raised quickly.

SOLUTION

SFC Bridging & Commercial secured 100% of the total loan amount. The client will be exiting the bridging loan with a buy to let 1st charge, and the introducer will be providing the KFI to prove the exit to the lender.

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TOTAL LOAN
£162,500



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BARN CONVERSION WORKS



OBJECTIVE

The client was in the process of completing a barn conversion. The property was valued at £1,200,000 and was wind and watertight. They needed £500,000 to complete the works on the property.

CHALLENGE

The property wasn't mortgageable at that time.

SOLUTION

SFC Bridging & Commercial secured 100% of the total loan amount. The clients were due to receive the second tranche of monies from the previous sale of a business of £2million. This will be the loan exit strategy.

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TOTAL LOAN
£500,000



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REFURBISHMENT OF AN AUCTION INVESTMENT



OBJECTIVE

The clients were purchasing a new investment property from auction with a tight deadline for completion. The property needed to either be refurbished for sale or converted into a buy to let mortgage, depending on the market.

CHALLENGE

Due to its current condition, any lenders approached didn't want to take the auction property as security, although they would consider using the clients unencumbered buy to let properties. It didn't make sense to borrow money from the high street because funds were needed quickly.

SOLUTION

SFC Bridging & Commercial secured 100% of the total loan amount. With an exist strategy to sell or refinance onto a buy-to-let mortgage depending on the market at the time.

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TOTAL LOAN
£55,000



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2ND CHARGE BRIDGE TO CLEAR DEBT



OBJECTIVE

The client required a second-charge bridging loan to clear off debt. The client had a residential property that he used as security for a personal guarantee provided for a business loan against one of his businesses, which managed a nightclub but had to shut down due to COVID-related rules.

CHALLENGE

The client later decided to relinquish the club's lease as the landlord had plans for it. However, there was still a significant loan amount due, and the client's home was at risk. He believed his home wouldn't be taken since he had a written promise in the form of a personal guarantee. But, during an online court session, he was advised to settle the matter outside court. He agreed to pay back the loan by a set date. The client was required to clear this debt within a month of that agreement, and it didn't make sense to borrow money from the high street because funds were needed quickly.

SOLUTION

SFC Bridging & Commercial secured 100% of the total loan amount. The exit of the bridging loan will be the sale of the property.

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TOTAL LOAN
£598,395



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MORTGAGE REDEMPTION

OBJECTIVE

The client was mis-sold their interest-only mortgage and was unable to redeem the mortgage at the end of the term. They needed access to funds quickly in order to redeem their mortgage.

CHALLENGE

The clients were in default and needed to sell the property and downsize to redeem the mortgage. It didn't make sense to borrow money from the high street because funds were needed quickly.

SOLUTION

SFC Bridging & Commercial secured 100% of the total loan amount. The exit of the bridging loan will be upon remortgage.

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TOTAL LOAN
£264,356





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RELOCATION



OBJECTIVE

The clients were looking to move closer to their daughter. They had £400,000 for the deposit, stamp duty, etc. and needed to raise an additional £400,000. Their existing residential value was around £1,200,000. Their first charge mortgage was £500,000. Purchase property: £720,000. They also had six other buy-to-let properties, two of which had mortgages and four of which were unencumbered.

CHALLENGE

They were going to use their existing residential purchase and one of their buy-to-let properties as security, but the AVM failed on the existing residential due to the confidence score. The residential purchase and buy-to-let came in at £760,000. The buy-to-let came in at £279,000. It didn't make sense to borrow money from the high street because they didn't have the Income to get a first charge.

SOLUTION

Original rate quoted at 0.59% was reduced to 0.55%. Funds secured and the exit of the bridging loan will be sale of the property.

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**TOTAL LOAN
£414,000**



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MUFB REVAMP



OBJECTIVE

The client was looking to purchase a Multi-Unit Freehold Block valued at £725,000. This consisted of a 1x 3-bed flat (worth £330k), 3x 2-bed flats (worth £250k each), and 3x 1-bed flats (worth £200k each).

The properties were already apartments, but the client's plan was to revamp them, consisting mainly of carpets, decorating of rooms, and light refurb, converting them into luxury apartments. The client was seeking £760k for the purchase, stamp duty, and fees.

He had the funds for the works, which he anticipated at a cost of £120k and estimated a completion time of 4-6 weeks. His plan was to then sell the apartments on long leaseholds. The client was experienced in this type of deal and had a team to help him.

CHALLENGE

It didn't make sense to borrow money from the high street because they needed the funds quickly.

SOLUTION

SFC Bridging & Commercial secured 100% of the total loan amount.



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REDEEM DEVELOPMENT BRIDGE

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OBJECTIVE

The client had owned his property since 1990. He obtained planning permission to demolish and rebuild a new block of eight apartments, which were intended to be sold off individually on leasehold. The bridging loan was to redeem the development bridge and give the client time to sell the properties.

CHALLENGE

The client had a current development bridge that needed redeeming.

SOLUTION

SFC Bridging & Commercial secured 100% of the total loan amount. The exit of the bridging loan will be the sale of all of the apartments.



TOTAL LOAN
£1,400,046



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BENEFITS OF BECOMING AN SFC INTRODUCER FOR THE SPECIALIST MORTGAGE NEEDS OF YOUR CLIENTS:

- ✓ Guaranteed payment within 24 hours
- ✓ Zero cross-sell policy. You can trust us!
- ✓ Speed and efficiency
- ✓ We're governed by our core values collaboration, integrity & determination

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“ Specialist Finance Centre were beneficial when my case was, to say the least, complex. Gareth maintained contact with the client, who was working in Ukraine, and despite the situation there, he was able to propose and complete the case within six weeks, allowing for the post to be sent from there as well. Highly recommend SFC to other brokers. ”



“ The team at Specialist Finance Centre have dealt with and managed to successful conclusions many of my cases. Some I thought would be impossible to solve and others cases were just plain difficult! They have achieved this in a thoroughly professional way and even my clients have commented on how well they have done. I shall continue to use them as I feel in a busy market place it is difficult to find alternatives that would be better. ”

