



# Developer Product Guide

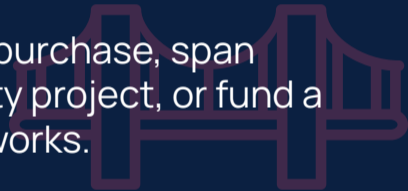


At CrowdProperty, we support passionate property developers with a wide range of property projects spanning refurbishments, ground-up builds and more ambitious developments. With over 300 years' experience of property development in the team, we understand that developers need speedy decision-making, an easy-to-navigate process and reliability of funding.



# Bridging Finance

Secure a property purchase, span stages of a property project, or fund a moderate level of works.





## Site purchase in Witney

**Loan amount: £390,000 | GDV: £794,000 | LTV: 49.12%**

Purchase of a 0.49 acre site in Oxfordshire with full planning permission for a courtyard development of four semi-detached houses.



# Development Finance

Complete a new build development or significantly add to an existing property.





# Future-proofed development in Bronllys

**Loan amount: £3,553,500 | GDV: £5,730,000 | LTV: 70.00%**

Completion of 13 residential units using sustainable materials and design features, each at differing stages of construction.



# Refurbishment Finance

Spanning light/heavy works from minor improvements to modest extensions.





# Adding value in Clarborough

**Loan amount: £1,390,000 | GDV: £2,175,000 | LTV: 69.60%**

Refurbishment of the existing house alongside construction of four detached dwellings.





# HMO Finance

Secure a purchase and fund conversion works to adapt a property to a qualifying HMO.





## Conversion in Dundee

**Loan amount: £1,266,000 | GDV: £1,850,000 | LTV: 70.00%**

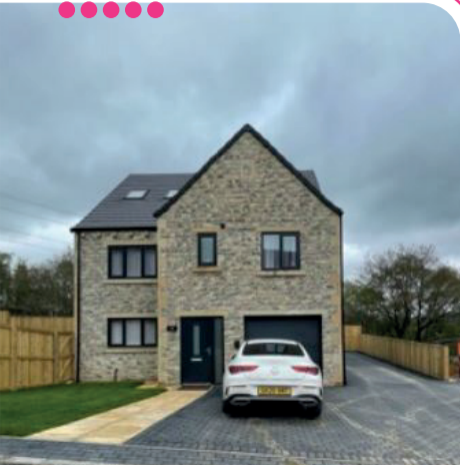
Development of six serviced apartments and seven residential flats across two adjoining buildings.



# Exit/Finish & Exit Finance

A flexible facility which provides breathing space to focus on project completion.





## Project progression in Huddersfield

**Loan amount: £835,000 | GDV: £1,975,000 | LTV: 45.00%**

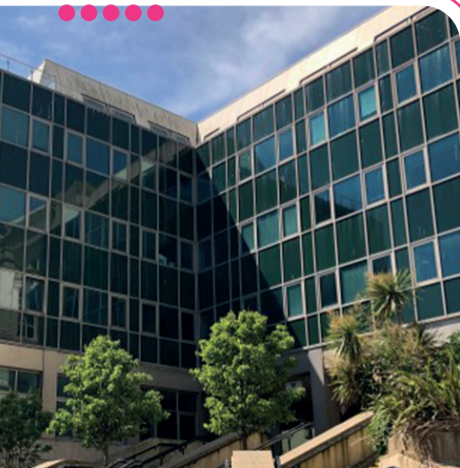
Completion of the final five plots within a nine unit development scheme, comprising a mix of four- and five-bed houses.



# Airspace Development Finance

Leverage the potential development space above existing buildings.





# Reaching new heights in Brighton

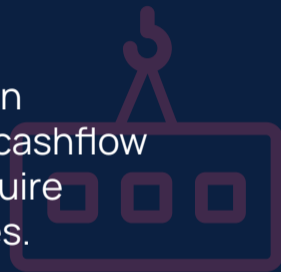
**Loan amount: £550,000 | GDV: £1,000,000 | LTV: 60.00%**

Air rights construction of an additional storey above an existing property to create a new residential penthouse.



# Modern Methods of Construction

Innovative construction solutions with unique cashflow needs which often require specific loan structures.





# New build development in Streatham

**Loan amount: £1,300,000 | GDV: £2,565,000 | LTV: 48.00%**

The demolition of the existing house and the modular build of a 4 storey apartment building

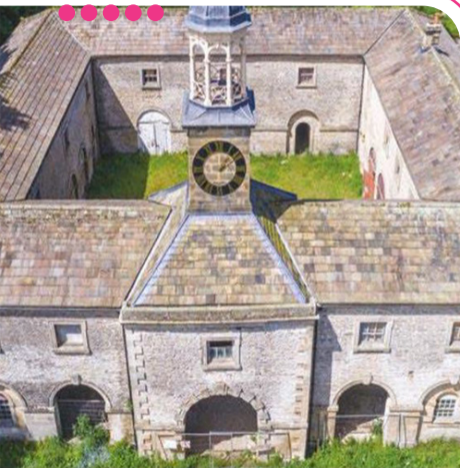




# Special Situations

Customised proposals for more complex projects with specific funding requirements.





# Renovation in Richmond, North Yorkshire

**Loan amount: £1,500,000 | GDV: £2,508,652 | LTV: 18.40%**

Conversion of a Grade II listed former stables into 10 luxury apartments for future use as serviced holiday accommodation.

- **Fixed rate loans from £100,000 to £10m+**
- **Reliable capital through multiple institutional funding lines**
- **Finance available at any stage of the development, including part-completed schemes**
- **Terms within 24 hours**
- **Lending throughout the UK**



# What can we help you build?

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information

