

Some lenders won't provide loans on smaller development schemes. Not us. We can help with 'light' development projects ranging anywhere from heavy refurbishment to ground up multiple unit developments. These schemes do not always require the same level of monitoring as larger schemes, so we will consider light touch quantity surveyor monitoring.

## Key features

<b>Min loan size</b>	<b>£2m</b>
<b>Max loan size</b>	<b>£5m</b>
<b>Max initial LTV</b>	70%
<b>Max LTGDV</b>	70%
<b>Term</b>	12-24 months
<b>Arrangement fee</b>	1%
<b>Rates from</b>	7.2%
<b>Exit fee</b>	2% of the loan amount



## We can help

- Housing schemes
- Flatted developments
- Mixed use schemes (up to 25% commercial)
- Permitted development
- Student Accommodation
- Change of use conversions

## Key facts

- Fast-tracked initial approval process
- We consider light-touch quantity surveyor monitoring
- Dedicated underwriting team
- The interest will be rolled for the whole duration of the project including sale period
- Get an allowance for planning uplift (capped at 50%) enabling your client to maximise the use of their cash
- Flexibility on terms to meet your client's needs
- Access to an experienced development finance team to discuss your deal

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