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GERALD EVE CORPORATE FINANCE



In 2018 Gerald Eve joined forces with Peritus Corporate Finance to form Gerald Eve Corporate Finance. Gerald Eve Corporate Finance (“GECF”) is a specialist in provision of new build warranties, debt and capital advisory; providing Gerald Eve clients with access to whole of market warranty companies and unrivalled access to debt and capital markets.

Our highly experienced teams combined, have experience in all asset classes and across the capital stack. We bring decades of experience across fund management, surveying, agency, build warranties, and real estate finance which allows us to offer out of the box thinking and consider highly complex developments.

Market data and analysis

We track our own pricing data as well as market announcements to be able to show average pricing across all asset classes. We have over £3bn of pricing data and over £15bn of market data available showing active lenders and comparable transactions.



New Build Warranties



Debt Advisory



Investment Funding



Exit Finance



Joint Ventures



Development Funding



Bridging Loans



Equity Partners

NEW BUILD WARRANTIES

As experts in the warranty field, we have strong relationships with all the reputable warranty providers and the infrastructure in place to provide an excellent advisory and benchmarking service for private, social housing and mixed use /commercial developments. We only work with warranty companies who are backed by A-Rated insurers, are members of the Consumer Code, approved by UK Finance (Council of Mortgage Lenders) and strive for excellent customer service.

This service has expanded to include the sourcing of Road Bonds, Deposit Protection, Social Housing Contractor Insolvency, Building Control Services and more.

Our Recent track record

- 1 Over the last 12 months we've advised on £155 million worth of New Build Warranty Cover.
- 2 We recently obtained terms which were £65,000 more competitive than the national provider.
- 3 Negotiated Private Homes policy wording to appease an overseas investor.
- 4 Sourced Insolvency Cover and Road Bonds for Social Housing Developments.
- 5 Arranged flexible payment terms for a warranty costing £344,000.00. 25% of premium & circa £40k surveying fee up front, followed by stage payments.
- 6 Arranged deposit protection for a block of apartments in north west London.

Clients see this as a valuable service as all residential developments will require warranties and the GECF team can be leveraged upon for additional support and resource from pre-foundations to certificate issuance.

To discuss your warranty requirements contact Doreen McCaghey.



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www.geraldeve.com/services/corporate-finance/

DEBT ADVICE AND FUNDING

Gerald Eve Corporate Finance provides advice across bridging, development and investment finance for every real estate asset class.

Recent track record

- 1 £26m development facility for 104 houses in Bedfordshire
- 2 £100m capital raise for a new BtR and co-working platform
- 3 £56m commercial development facility for logistics units
- 4 £19m 'exit' facility for mixed use development where none of the commercial was let on day one;
- 5 £3m for the construction of 14 serviced living properties in Birmingham
- 6 £6m development facility for an apart-hotel let on a long lease to an operator (AFL) in Cardiff
- 7 £1.5m for the refinance of a Grade 1 listed country house of c12,000sq ft in 90 acres and used as a wedding venue
- 8 £14m facility for a mixed-use scheme containing a serviced office on the ground with 17 apartments on the uppers in a strong London location

Types of finance we advise on

- **Senior Debt (to 65% LTC)**
1st Charge lending
- **Mezzanine Debt (to 90% LTC)**
2nd Charge Debt, ranked behind Senior
- **Stretch Senior Debt (to 90% LTC)**
A hybrid merging Senior Debt and Mezzanine Debt into a single facility
- **Bridging Finance (to 75% LTV)**
Short term financing used to secure a property quickly or to used for short periods i.e. sales 'tail' preferred return 12% and profit share
- **Equity Finance**
Funding for the 'top slice' up to 100% LTC referred return 12% and profit share Joint Venture Finance Provides up to 100% LTC but also typically acquires the development site preferred return 12% and profit share

*Figures accurate at time of publishing.

Rates and figures noted above are for indication purposes.

Gerald Eve Corporate Finance is a trading style of Gerald Eve Financial Services Ltd who are an Appointed Representative of Peritus Corporate Finance Limited, which is authorised and regulated by the Financial Conduct Authority. FRN (659343)

