



BORROWER PACK

PROPERTY
BRIDGES

OUR LOANS TO DATE

Property Bridges provides development and bridging loans for residential and commercial property. Our team performs an initial assessment and our internal credit committee ensures a quick decision and turnaround.

 invest.propertybridges.com



CAVAN

Loan Type	Development
Raised	€472K
Prop. Type	New Build
Offer Type	Debt
Term	12 Months



SANDYCOVE, DUBLIN

Loan Type	Development
Raised	€465K
Prop. Type	New Build
Offer Type	Debt
Term	12 Months



**SHERLOCK WALK,
WATERFORD**

Loan Type	Bridging
Raised	€700K
Prop. Type	New Build
Offer Type	Debt
Term	7 Months



PALLASKENRY, LIMERICK

Loan Type	Development
Raised	€1.74M
Prop. Type	New Build
Offer Type	Debt
Term	12 Months
Tranches	5



TRAMORE, WATERFORD

Loan Type	Development
Raised	€1.5m
Prop. Type	New Build
Offer Type	Debt
Tranches	2 of 3



**DROGHEDA COMMERCIAL
MORTGAGE**

Loan Type	Commercial
Raised	€350K
Prop. Type	Mortgage
Offer Type	Debt
Term	12 - 24 Months



OUR LOANS TO DATE

We partner with real estate consultancy firm OCFPM and legal firm AMOSS to conduct a rigorous and robust due diligence process. Crucially ongoing monitoring is performed by both OCFPM and Property Bridges by way of site visits on a regular basis.

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STRAFFAN

Loan Type Bridging
Raised €350K
Prop. Type New Build
Offer Type Debt
Term 18 Months



SHANDON STREET, CORK

Loan Type Refurb
Raised €420K
Prop. Type Refurb
Offer Type Debt
Term 4 - 14 Months
Tranches 4 of 4



BALLINAMORE

Loan Type Bridging
Raised €634K
Prop. Type New Build
Offer Type Debt
Term 14 Months



CELBRIDGE, KILDARE

Loan Type Development
Raised €420k
Prop. Type New Build
Offer Type Debt
Term 24 Months



MONASTERBOICE

Loan Type Refurb
Raised €630k
Prop. Type Refurb
Offer Type Debt



TERMONFECKIN

Loan Type Bridging
Raised €650K
Prop. Type New Build
Offer Type Debt
Term 1 Month



MEET THE TEAM

Our team are passionate about our mission; providing an alternative source of finance to small to medium-sized developers and giving ordinary investors access to great asset-backed property loans. Behind the scenes we are building strong processes and improving our technology to meet the needs of our customers.



DAVID JELLY

Founder & CEO

David began his career in Toronto Dominion bank in the IFSC as an equity derivatives analyst. This role gave David a sound understanding of the capital markets and he decided to move to London to pursue opportunities in the UK market. In London David took up the role of Equity Trader at Jefferies International and gained extensive experience of company fundamentals, financial modelling and risk management, in what was a very turbulent time in the markets and a disruptive time within banking.

In 2013, David moved back to Dublin to take up a role at Eagle Alpha. During his time there, David was a key member of the team helping them grow from 4 staff to 20 and into the successful fintech company they are today.

In April 2018, David got accepted onto the NDRC accelerator program and pursued Property Bridges full-time.



James Twomey

Head of Lending

James commenced his career with AIB Bank working in commercial lending roles in the West Dublin region. He moved to Anglo Irish Private Bank in 2000, where he acted as lending manager for high net worth clients, looking for property investment facilities to purchase significant investment properties in Ireland, the UK and Europe.

In February 2004, James moved within Anglo, to Anglo Irish Assurance, where he managed a portfolio of property funds, valued at in excess of €2 billion, across over 200 commercial, retail and residential properties, located in Ireland, the UK, Europe, and the USA, which provided fee income of in excess of €8m pa.

In 2014 Anglo Irish Assurance was taken over and became Harcourt Life Assurance, and was closed to new business, James continued to manage a significant portfolio of property, including the sale of €500m of assets across Ireland and the UK. These included Riverside One, the HQ of McCann Fitzgerald, Childers Road Shopping Centre Limerick, and 1 Colmore Sq Birmingham.



Paul Curran

Head of Commercial Lending

Paul brings a wealth of experience to the role, having over 25 years' commercial lending experience both in Ireland and abroad. Paul has held senior roles in ICC Bank, ICC International Consulting, Bank of Scotland and Certus.

Through his long career in banking Paul has gained specific specialist knowledge in a number of areas including hotels and leisure, energy and alternative energy and healthcare.

In recent years Paul has managed large lending teams and has been responsible for the performance of loan portfolios with values of over €1.5bn.


Unusually for a career banker Paul also has recent commercial experience and was a key member of the team that established a major new family visitor attraction in South Dublin.

Paul brings to Property Bridges his experience and ability to assess deals on their commercial merits rather than on formalised lending templates.



THE LENDING PROCESS

Property Bridges have a well defined 6 step lending process. This will hopefully ensure speed of assessment, systematic and smooth delivery of term sheets, legals and due diligence and once the loan is live on the platform and fulfilled by lenders, a quick drawdown of funds for the borrower and a personal monitoring service of the project for all concerned.

 [propertybridges.com](https://www.propertybridges.com)

1 ENQUIRY & INITIAL ASSESSMENT

- Send an enquiry to our deal team: Through our online platform, email or phone.
- The case will be assessed by our team.
- We endeavour to come back with a decision within 48 hours.

2 TERM SHEET

- If the project passes the initial assessment Property Bridges would issue a term sheet outlining the terms of the loan, including interest rates and professional fees.
- If accepted, a deposit is required for us to start due diligence.

3 FULL DUE DILIGENCE

- This usually involves a valuation, quantity surveying report and credit checks.
- Our solicitors have a kick-off call with the borrower's solicitor and ourselves before any legal work begins.
- The cost of this work will be charged directly to the borrower. The fee will be variable, depending on each borrower's case. This will be additional to any charges made by any other solicitors working on their behalf.

4 COMPLETION

- Prior to completion, we will call the client directly to confirm the loan details and make post-settlement servicing arrangements.
- After final checks have been made, the borrower's funds will be placed in escrow. Drawdowns will be made in tranches as set out in the facility agreement.

5 ONGOING MONITORING

- We will regularly meet borrowers in person at their sites during the project to ensure that works are being carried out as expected and appropriate certificates are issued during the build. This is crucial to ensure timely repayment of the loans. Due diligence costs are charged to the borrower.



KEY BENEFITS OF LENDING FROM PROPERTY BRIDGES

We endeavour to provide a funding decision within 48 hours of an enquiry.



PROPERTY DEVELOPMENT & BRIDGING LOANS

Fast Funding & Less Hassle

€500,000 - €5,000,000

Our direct investment structure removes intermediaries, increasing the speed of funding and reducing the indirect costs of borrowing.

This allows us to go after moderately sized deals that other lenders cannot service in a cost effective manner due to deployment targets and the avoidance of performance drag.

QUICK FUNDING

Property Bridges gets its funding from three different areas.

- Institutional Investors
- Family Offices
- Retail Investors

We take a personal approach to lending, with our lending managers meeting borrowers & visiting sites on a regular basis.

Our internal credit committee meets regularly ensuring a quick decision + our online platform accelerates funding.



BENEFITS FOR BORROWERS

- ✓ Quick Decision
- ✓ Competitive Rates 6-10%
- ✓ Flexibility of Terms
- ✓ Assigned Lending Manager
- ✓ Straightforward Funding Process
- ✓ No Hidden Fees
- ✓ No Banks, No Hassle!

OUR PARTNERS



Funding Partner



Development
Consultants



Payments



Legal Partner



Funding Partner



Technology



Business Accelerator



Accountants



PROPERTY DEVELOPMENT & BRIDGING FINANCE

FAST FUNDING & LESS HASSLE

Getting finance has always been a challenge for property developers, until now. Property Bridges provides development and bridging loans nationwide from €500,000 to €5,000,000. Funding is backed by a vibrant community of online property lenders combined with institutional investors.

DEVELOPMENT FINANCE

Property Bridges provides development finance loans nationwide. Interest is charged on drawdown & loans are flexible with interest rolled up into a bullet payment on completion.

HEADLINE TERM

- Loan Term 6 - 24 months.
- Rates - 7% depending on LTGDV, type of project and exit.
- Arrangement fees from 1.5%.
- Exit fees from 1.5%.

CRITERIA

A counterparty that has experience in similar developments.

- Max LTGDV 70%, Max LTC 90%.
- A defined exit strategy.
- Clean title, with an ability to take a first legal charge.
- Full planning in place.

BRIDGING FINANCE

We provide bridging finance up to a maximum of 70% LTV. Residential, semi-commercial and commercial properties and land are all considered. Interest is paid on money drawn with flexible terms to suit the project.

HEADLINE TERMS

- Loan Term 3 - 24 months.
- From 0.75% per month.
- LTV up to 70%.
- Arrangement fees of 3% on deals over €1m and 4% on deals less than €1m.

CRITERIA

A counterparty that has experience in similar developments.

- Clean title, with an ability to take a first legal charge.
- Lending to an SPV.
- A defined exit strategy.
- Max LTV of 70%.

APPLYING IS EASY

Call **01 549 4546** or email details of your project to **james@propertybridges.com**.

For an initial assessment we require;

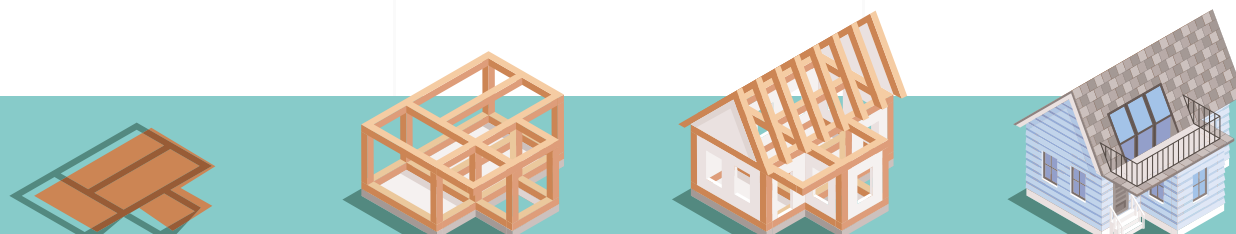
- Loan amount required.
- Initial site value or borrower equity.
- Total construction costs.
- Gross development value.
- Term of loan.

Further supporting documentation will speed up your application;

- Planning permission.
- Detailed cost plan.
- Title documents.
- Valuation reports.

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PROPERTY BRIDGES COMMERCIAL LOANS

FAST FUNDING & LESS HASSLE

Access to appropriate funding is important in every business. Irish SME's currently have restricted access to loans under €3m secured on their property assets. Property Bridges has recognised this problem and has developed its commercial loan offering to create a fast, flexible and hassle-free solution to funding for Irish SME's.

BENEFITS OF PROPERTY BRIDGES COMMERCIAL LOANS

Typically we can lend up to 70% of the value of the property.

Where the property is being renovated with a view to renting when complete we can lend prior to the creation of a tenancy. The acquisition cost can be funded at up to 70% and renovations at up to 90% of certified cost. Loans would be subject to a cap of 70% of the valuation of the completed property.

We can offer interest only or principal and interest loans.

RENTAL PROPERTIES

Property Bridges can provide loans secured against commercial properties for periods of up to 3 years.

We will lend against properties that produce a rental income.

The properties can be;

- Residential Investment Properties
- Retail Properties
- Industrial or Logistics Properties

COMMERCIAL LOAN TERMS

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We can offer interest only or principal and interest loans.

OWNER OCCUPIERS

Property Bridges can also lend to businesses using their commercial premises as security for the loan. Typically such loans would be to part-fund the acquisition of the premises or to fund the renovation of and existing premises.

APPLYING IS EASY

Call **01 549 4546** or email details of your project to **paul@propertybridges.com**.

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