

BORROW PACK

BROCHURE

PROPERTY
BRIDGES
DEVELOPMENT FINANCE

Our Experienced Team



David Jelly
Founder and CEO

David began his career in Toronto Dominion bank in the IFSC before moving to London in 2009. 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 a turbulent time in the markets and a disruptive time within banking. In 2013, David moved back to Dublin to take up a role at financial data startup Eagle Alpha. In April 2018, David got accepted onto the NDRC accelerator program and pursued Property Bridges full-time. In 2020 David completed his Masters in Real Estate from the Technological University of Dublin (TUD).



David Faughnan
Head of Business Development

David commenced his career in July 2013 with FBD insurance where he spent 4 years in a variety of sales and client facing roles based out of both Mullingar and Dublin.

In August 2017 David joined Willis Towers Watson to head up the growth of their newly established Surety and Bond business. In the role David worked directly with some of the largest developers and main contractors in Ireland.

In August 2020 David joined Home Building Finding Ireland (HBFI) as their Senior Business Development Manager. David was tasked with establishing and growing HBFI's national footprint in the property lending market, especially amongst regional SME builders and Developers outside of Dublin.

David also comes from a family business in Construction which he continues to keep a keen interest in.



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.



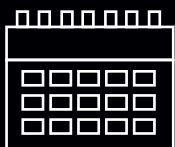
Conor Daly
Chief Operations Officer

Conor is a career banker with over 30 years experience in both Irish and International Financial Services Institutions. Throughout this time he has held a number of senior roles, including that of Director of Banking, Chief Credit Officer and HR Director. He has extensive property experience, both from a Banking and Investment perspective.

A graduate of University College Galway, Conor holds degrees in both Law and Economics.



FUNDING PRODUCTS WE OFFER



6 Weeks

Our typical timeline from termsheet is 6 weeks



Competitive Rates

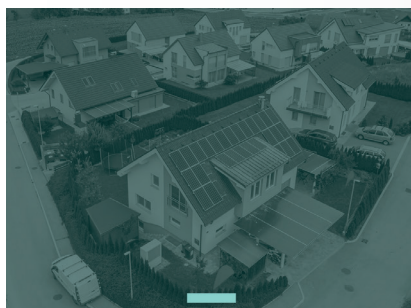
Interest Rates from 6.5% per annum



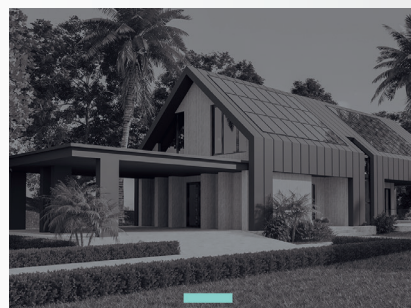
Straightforward Funding Process



DEVELOPMENT



BRIDGING



UNDER 1.5M

TIME TO DRAWDOWN

6 WEEKS

4 WEEKS

6 WEEKS

LTC

85%

70%

80%

RATES

FROM 6.5% PER ANNUM

FROM 7.5% PER ANNUM

FROM 7.5% PER ANNUM

TERM

6M - 36 MONTHS

3M - 24 MONTHS

6M - 24 MONTHS

SIZE

€1.5M - €10M

€1M - €10M

€500,000 - €1.5M

FUNDING PARTNER

AROS CAPITAL

FAMILY OFFICE

P2P COMMUNITY

DEVELOPMENT LOAN

EXAMPLES

- *Social Housing – With a full contract in place with an AHB or County Council, we offer rates of 6.5% p.a. In the Great Dublin Area, we will fund at a letter of offer stage.*
- *Gearing of up to 85% LTC (includes site purchase and development funding)*
- *Open Market Sale – On projects with no social exit, we look for presales in advance of funding.*



CAVAN

Loan Type	Development
Units	4
Prop. Type	New Build
Offer Type	Debt
Term	12 Months



**SHERLOCK WALK,
WATERFORD**

Loan Type	Bridging
Units	21
Prop. Type	New Build
Offer Type	Debt
Term	7 Months



PALLASKENRY, LIMERICK

Loan Type	Development
Units	16
Prop. Type	New Build
Offer Type	Debt
Term	18 Months



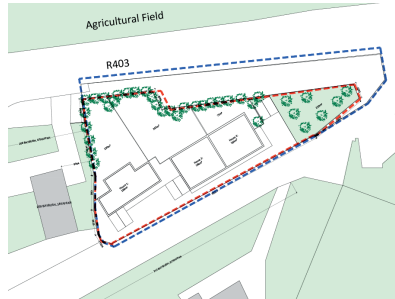
TRAMORE, WATERFORD

Loan Type	Development
Units	69
Prop. Type	New Build
Offer Type	Debt
Term	24 Months

PROPERTY
BRIDGES
DEVELOPMENT FINANCE

BRIDGING LOAN

EXAMPLES



STRAFFAN

Loan Type	Bridging
Purpose	Planning bridge
Prop. Type	New Build
Offer Type	Debt
Term	18 Months



SHANDON STREET, CORK

Loan Type	Refurb
Purpose	Renovation
Prop. Type	Refurb
Offer Type	Debt
Term	4 - 14 Months



DRUMCONDRA

Loan Type	Bridging
Purpose	Pre63 renovation
Prop. Type	Commercial
	Mortgage
Offer Type	Debt
Term	24 Months



BALLINAMORE

Loan Type	Bridging
Purpose	Development
	working capital bridge
Prop. Type	New Build
Offer Type	Debt
Term	14 Months