

PROPERTY BRIDGES



Development
and Bridging Finance

Homebuilder First Finance



www.propertybridges.com

PUTTING HOMEBUILDERS FIRST

There are many challenges to homebuilding, finance doesn't need to be one of them. Property Bridges builds longstanding relationships with experienced developers to understand their projects and goals. Our tailored funding solutions and support allows them to focus on delivering their projects.

ABOUT US

Property Bridges has been backing homebuilders since 2018 and has lent almost €100m into the construction sector. We take a common-sense approach to lending, prioritising practicality over traditional barriers, enabling swift decisions. Our experienced team is located in Sandyford, Dublin but we lend nationwide.



OUR OFFERING



Funding Type

We offer Acquisition, refurb, ground up, conversion, development and bridging loans across Ireland.



Gearing

We provide loans up to **70% LTNDV** and **85% LTC**.



Mid-market focus

We provide loans between **€500,000 and €10m**.



Rates

We provide competitive interest rates of **7% over Euribor**.

RECENT PROJECTS



Cashel, Tipperary

The development of **40** new homes for the private market.

Loan Amount
€9.8m

LTC
82%

Term
24 months

Julianstown, Meath

The development of **21** new homes for private sale.

Loan Amount
€4.5m

LTC
80%

Term
24 months



Killiney, Dublin

The acquisition of a period home with a large garden. The developer was successful in getting planning for **8** units.

Loan Amount
€1m

LTC
40%

Term
18 months



STRAIGHTFORWARD FUNDING PROCESS



1

Introduce us to your project

We like to meet our borrowers at an early stage to understand the project and your experience. With a basic understanding of the project we can outline the information we need to conduct an initial assessment. If the project meets out criteria, we'll then issue a term sheet.

2

Term Sheet

The term sheet will set out the commercial terms of the finance offering as well as the conditions to funding. If you'd like to proceed with the offer, a commitment fee is paid and we move into the due diligence process.

3

Due Diligence

The due diligence process which will see us engage with our solicitors, valuers and quantity surveyors. This process will vary in length depending on the flow of information but it can be done in 4 weeks.

4

Drawdown

On completion of the due diligence phase, funding will be ready to drawdown. We endeavour to provide a smooth ongoing drawdown process with our monitoring surveyors as we recognise speed is an important element to every project.

5

Continuous Support

Our lending managers are ready to help throughout the development project.

PROPERTY
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