PROPERTY BRIDGES

BORROWER PACK

DEVELOPMENT & BRIDGING FINANCE

# Homebuilder First Finance

Fast, fair development & bridging finance for experienced developers building homes across Ireland.

- Early assessment in 24h
- Loans €500k–€10m
- Trusted since 2018

## ABOUT US

# There are many challenges to homebuilding — finance needn't be one of them.

We build longstanding relationships with experienced developers, understanding each project so our tailored funding lets them focus on delivery.

We've **backed homebuilders since 2018** and have lent more than **€146m** into the construction sector — taking a common-sense approach that prioritises practicality over traditional barriers. Based in Dublin, we lend nationwide.

## OUR OFFERING

### Funding type

We provide funding for acquisition, refurbishment, ground-up construction, conversion, development and bridging projects across Ireland.

### Mid-market focus

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

### Gearing

We provide loans up to 75% LTNDV and 90% LTC.

### Rates

We provide competitive interest rates of 7% over Euribor.

RECENT PROJECTS

# Recently funded developments

## Kilbeggan

CO. WESTMEATH

Supporting the construction of 38 houses at Abbybrook, Kilbeggan, Co. Westmeath.

| LOAN | LTC | TERM |
| --- | --- | --- |
| €9.25m | 81% | 21 mo |

## Cois Curran

CO. LIMERICK

Supporting the ongoing construction of a 30-unit residential development in Pallaskenry, Co. Limerick.

| LOAN | LTC | TERM |
| --- | --- | --- |
| €3.51m | 80% | 24 mo |

## Mountmellick

CO. LAOIS

Supporting the construction of 52 houses at Harbour Street, Mountmellick, Co. Laois.

| LOAN | LTC | TERM |
| --- | --- | --- |
| €12.4m | 89.7% | 18 mo |

OUR TRACK RECORD

**+317**
NUMBER OF LOANS

**€146M**
FUNDS PROVIDED

**Lending Since 2018**

THE PROCESS

# A straightforward funding process

## 1 Introduce us to your project

We like to meet borrowers early to understand the project and your experience. With a basic understanding we outline what we need for an initial assessment — and if it meets our criteria, we issue a term sheet.

## 2 Term sheet

The term sheet sets out the commercial terms and the conditions to funding. To proceed, a commitment fee is paid and we move into due diligence.

## 3 Due diligence

We engage our solicitors, valuers and quantity surveyors to carry out the necessary due diligence. The timeframe depends on how quickly information is provided, but the process can typically be completed within four to six weeks.

## 4 Drawdown

On completion of diligence, funding is ready to draw down. We provide a smooth ongoing drawdown process with our monitoring surveyors — speed matters to every project.

## 5 Continuous support

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

OUR LENDING TEAM

# Talk to a real person

## You build, we fund.

Our lending team reviews every enquiry directly. Speak to a lending manager today — most enquiries get an indicative answer the same working day, and we'll structure finance around your project.

Get a quote →

(01) 549 4546

**Same day**
INDICATIVE ANSWER

**€500k–€10m**
LOAN SIZES

**Ireland wide**
DUBLIN HQ

THE PEOPLE BEHIND YOUR LOAN

### David Jelly

FOUNDER & CEO

Leads Property Bridges' vision and lending strategy across the Irish market.

### James Twomey

HEAD OF LENDING

Provides guidance on bridging and development finance enquiries.

### Paul Curran

LENDING DIRECTOR

Provides guidance on bridging and development finance enquiries.

PROPERTY BRIDGES

LET'S TALK

# Building homes? Let's build the finance.

Tell us about your project. We meet borrowers early, move quickly, and structure funding around the build.


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