

Private Credit Opportunities for HNWI Investors

We have various development projects across the USA, UK, EU and Canada where there is a gap in the funding stack.

We arrange senior debt to help to buy and build out the project but there is inevitably a capital shortfall.

This shortfall could range from 1m to 30m.

The profile of an investment opportunity could be as follows:

- Any investment would be project specific and not invested in a fund
- Investment requirement of 3m
- Security of a mezzanine charge on the project behind the senior lender
- An intercreditor agreement with the senior debt provider
- Priority of investment return in front of the developer
- Personal Guarantee from the developer
- Step in rights on the project for the investor
- An insurance policy covering up to 80% of the capital invested against loss in the project up to 10m
- A Return on Investment (ROI) of 100%. This means, invest 3m and receive 6m back.

Summary

- Funding for Development Projects: Private credit providing mezzanine finance and equity finance Target 100%+ ROI
- With collective capital, we can assist builders in scaling their portfolios and increasing their building capacity
- The investment would offer the developer the shortfall in the capital stack behind senior debt
- Deploying across USA, UK, EU and Canada

Legal Protection Policy:

- An inter-creditor agreement with the senior debt provider
- A second charge on the project
- Personal guarantee from the developer
- Step-in rights in case of developer default
- 50% project profit shares
- Profit share to have first priority in front of the developer's profit share
- Cost overrun guarantee by the developer

We can also protect against capital loss by way of an insurance policy.

We can commence from 1m upwards.

We have a legal template to protect investors and access to international lawyers.

Our fees:

2% management fee and 1% performance related bonus.

This investment opportunity is for sophisticated investors only.

Kindly contact us for comprehensive information.