

# 1525 - Westminster, London

## Case studies

**02.02.21**

An existing client of TAB's needed £3,250,000 first charge residential loan to raise capital for funds for further investments. The property was a four bedroom penthouse apartment forming part of a modern residential development. The client's exit strategy was to refinance the property, the LTV was 53% and TAB agreed terms at 1.00% interest per month, for 12 months.

**Capital is at risk.** Property values can go down as well as up. Borrowers may default and investments may not perform as expected. Interest and income are not guaranteed. Returns may vary. You should not invest more than you can afford to lose. TAB is not authorised by the Financial Conduct Authority. Investments are not regulated and you will have no access to the Financial Services Compensation Scheme (FSCS) or the Financial Ombudsman Service (FOS). Past performance and forecasts are not reliable indicators of future results and should not be relied on. Forecasts are based on TAB's own internal calculations and opinions and may change. Investments are illiquid. Once invested, you are committed for the full term. Tax treatment depends on individual circumstances and may change.

You are advised to obtain appropriate tax or investment advice where necessary. Understand more about the key risks [here](#).

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