

# 1280 - Kingston upon Thames, London

## Case studies

**02.02.21**

The client required a first charge development loan of £685,000 in tranches to develop of two, four-bedroom houses. The development had already started and TAB advanced the initial funds to clear the original property purchase debt and fund the next stage of construction. TAB provided the loan at a 51% [LTGDV](#) for 9 months with an agreed exit strategy of refinancing to a buy-to-let mortgage.

**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](#).

TAB is a trading name of TAB London Limited. Registered in England and Wales with registration number: 11225821 and whose registered office is at 101 New Cavendish Street, London W1W 6XH.