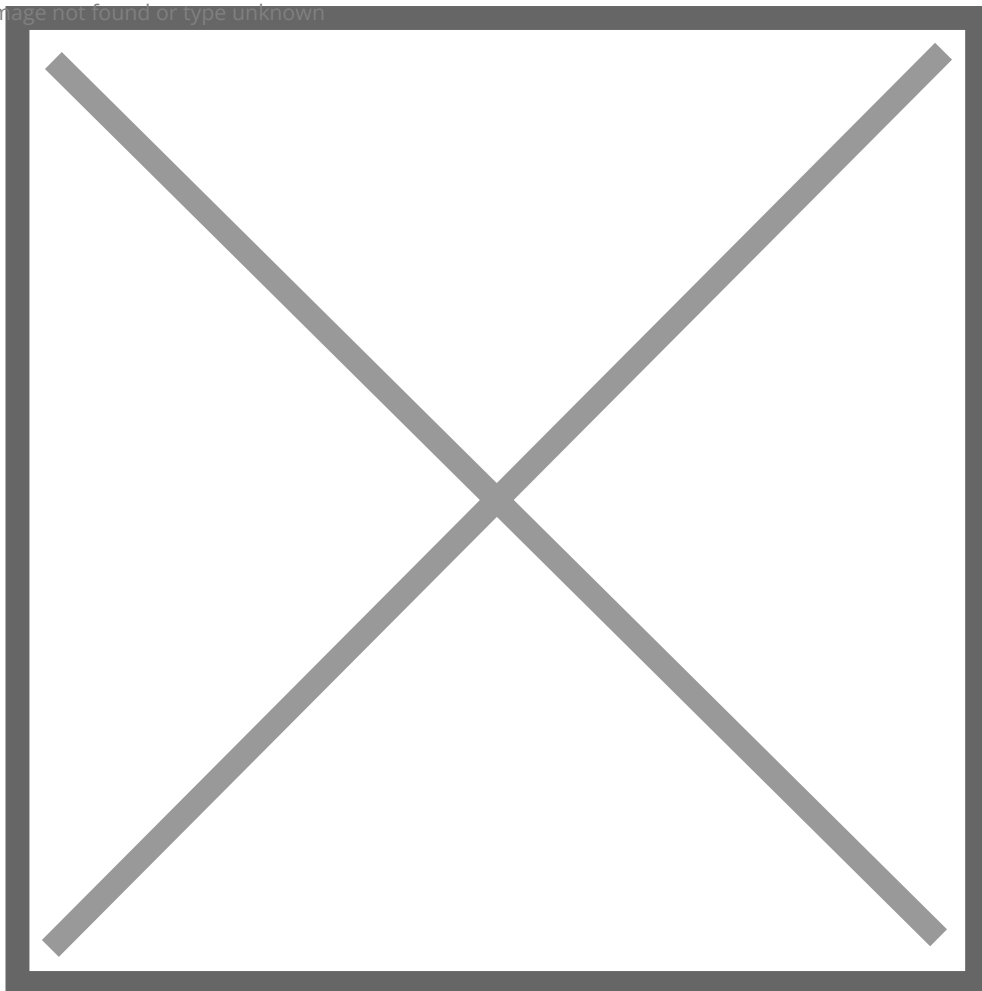


# 104938 - £1,023,000 commercial mortgage against a mixed used property based in London.

## Case studies

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104938 - £1,023,000 commercial mortgage against a mixed use property in London.

**Loan amount:** £1,023,000

**LTV:** 64.95%

**Term:** 10 years

**Security:** 1st charge

**Product type:** Commercial mortgage

TAB completed a £1,023,000 commercial mortgage secured as a first charge against a mixed use property in London with an LTV of 65% for ten years.

The borrower is an experienced property owner with an extensive portfolio. After learning about our [commercial mortgage](#) product, the borrower approached Duncan Kreeger directly about working with TAB for this loan.

The borrower required our help to refinance an existing loan on the property which comprises a four storey mid-terraced building. A retail unit is contained on the ground floor, with eight self contained studio flats on the upper floors.

Due to how we successfully handled the borrower's case and provided an excellent service, they have since been in contact with more enquiries for their clients.

TAB is delighted to have provided financing for this experienced property investor's mixed-use building in London. The borrower's extensive portfolio and our ability to meet their needs demonstrate the value TAB brings to sophisticated real estate investors. This transaction highlights our commitment to understanding clients' objectives and delivering flexible, customised lending solutions. The borrower and broker were both proactive throughout the whole process and were a massive help in making sure that this loan was completed in the required timeframe and to everyone's satisfaction.

**Paul Holmes, Commercial Underwriter at TAB**

This article is for information only and does not constitute advice or a personal recommendation. As with any investment your capital is at risk and you should seek advice concerning suitability from your investment adviser.

**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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