

www.propertyboxloan.co.uk







mezzanine and super mezzanine funding for residential developments









We like to think that Property Box is one of the best mezzanine providers to residential developers:

- Within the wider group, we have provided over £2 billion worth of funding to commercial and residential developers;
- We understand the developers' requirements through the team's historic involvement on both sides of the fence;
- We can provide Heads of Terms within 24 hours;
- No development is straightforward; we will always be there to deal with the unknowns;
- We are a small, but friendly team.

The next pages example some of the residential development loans that we have provided, whilst the penultimate page shows a selection of developments where our wider group has acted as funder, investor or developer.

















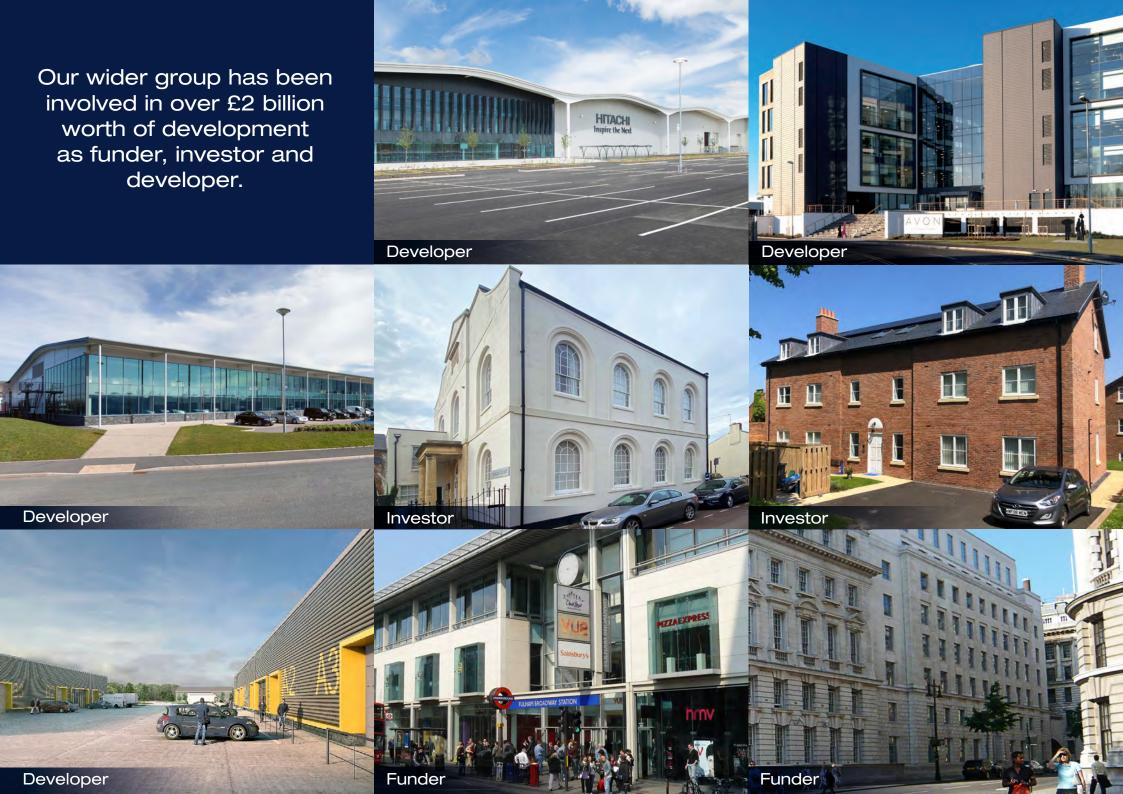












About Us

The Property Box Loan Company PLC was established in 2013 to provide mezzanine funding to residential developers to help fill the gap between the project development cost funded by the developer's equity and that funded by traditional bank debt. Based in the West End of London, our team has substantial experience in property funding and development. Property Box values the importance of building long term relationships with developers.

Our Offer

Up to 75% of estimated end value of the development (GDV); £200,000 to £6 million; Security includes a second charge; Developer equity contribution of a minimum of 10% of the total development costs.

We also occasionally provide a 'super mezzanine' strip exceeding the 75% LTV for an additional return.

Contact

The Property Box Loan Company PLC 4 Newburgh Street, London, W1F 7RF

0207 292 8800

9am - 6pm (Monday - Friday) www.propertyboxloan.co.uk

Personnel



Michael Chicken

Chief Executive Officer

Michael started in merchant banking in 1981, since when 90% of his work has been property related. He founded Merchant Place Corporate Finance Limited, Merchant Place

Developments and The Property Box Loan Company in 1998, 2006 and 2013 respectively.

Mobile: 07785 580 412

Email: mjc@merchantplace.co.uk



Barry Tansey

Director

Barry has been working in the construction and property development sector for the last 17 years, initially serving in CFO & Company Secretary roles and more recently

as CEO to both the Mizen Group and St Mark Homes PLC. He has an extensive knowledge of financing, development and strategic development issues and has worked on residential led development projects ranging in size from 10 to 200 units.

Email: barrytansey@propertyboxloan.co.uk



Sean Ryan

Finance Director

Sean has been working in the construction and property development sector since 1993. He was Finance Director of Mizen Design / Build Limited, between 1992 and 1998.

He left that position to co-found the ICAP listed St. Mark Homes companies. Sean continues to work for St Mark on schemes with GDV between £2m and £40m. He reviews funding applications and project appraisal reports in a standard Property Box format which are then considered by the investment committee and investors.

Email: seanryan@propertyboxloan.co.uk



Scott Arnot

Business Development Director
Scott is responsible for fund raising
and deal origination. He has over 20
years experience working with family
offices, Ultra High Net Worth clients,
Brokers, Intermediaries and Funds.

Mobile: 07775 667 242

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Emon Martin

New Business Manager

After a 30 year career in property banking with Bank of Ireland and Handelsbanken, Emon joined Property Box in 2014. Focusing on identifying funding solutions for developers,

Emon's role is to seek out new lending opportunities for Property Box.

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