


Shouldn't accessing property finance be easier?



Alternative Overdraft

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Explore the
Alternative
Overdraft...

Experience the alternative

At Alternative Bridging, our signature product - the Alternative Overdraft - provides flexible funding for property purchases (including auctions and private treaty), development projects, business working capital, and more.

Designed as a **drawdown facility**, it lets you access funds when needed, with the **freedom to draw, repay, and redraw** within the loan term.

Break free and embrace a **truly flexible loan tailored** to your individual needs.

Say hello to financial flexibility with The Alternative Overdraft!



Lending Terms and Criteria



Security

Loans are secured with first or second charge over your property.
Personal guarantee(s) debenture and floating charge for Corporate borrowers.



Eligible properties

Secured by first charge over retail properties, industrial and distribution premises and residential investments and by second charge over owner occupied private dwellings. The Alternative Overdraft is available for purchases and refinance of existing loans.

First Charge

Loan Term

3 – 24 Months

Amounts

£250,000 - £4,000,000

LTV & Interest rates

Each loan is considered individually.
For more information get in contact with one of our BDM's

Second Charge (Residential only)

Loan Term

3 – 24 Months

Amounts

£250,000 - £4,000,000

LTV & Interest rates

Each loan is considered individually.
For more information get in contact with one of our BDM's

More about the Alternative Overdraft

Access working capital

Assist with purchases and refinance

Auction and private treaty purchases

Use for development projects

Secured on owner-occupied and investment properties:

- ✓ Retail units and shopping centres
- ✓ Office buildings
- ✓ Industrial and distribution premises
- ✓ Residential investments
- ✓ Owner-occupied private dwellings for business purposes (second charge only)

UK Limited
Companies

UK resident individuals and
partnerships are welcome

Limited Liability
Partnerships (LLPs)



Revitalising North West London

A £1.2M success story

Discover the success story of how the Alternative Overdraft revitalised a project in North West London. The client wanted access to finance on a flexible basis in order to fund future schemes. They had already purchased a site for development and had recently received planning approval to build two houses.

The next step was to start construction and the borrower wanted flexible funding that would enable them to draw funds as and when they were needed, without the hassle and additional cost of a monitoring surveyor having to visit the site whenever they wanted to draw upon the facility.

Flexible Lending

CASE STUDY

Location - North West London

Loan Type - Alternative Overdraft

Loan Amount - £1,200,000

The Alternative Overdraft perfectly suited the client's requirements, and we were able to provide the finance they needed with a loan that was secured across three unencumbered buy to let investment properties at 70% LTV.



Tri-location venture

A £1.5M multi-region masterpiece

The Alternative Overdraft loan is a flexible drawdown facility that can be secured across multiple assets to provide a loan for business cashflow. This was the case with a client we recently worked with who was the owner of a diverse buy-to-let portfolio that included

properties situated in various locations such as London, Essex, and the south coast. The total value of the portfolio was assessed to be £1.5 million, encompassing properties with both first and second charges.



**Flexible
Drawdown
Facility**

CASE STUDY

Location - London, Essex & South Coast

Loan Type - Alternative Overdraft

The loan was processed quickly and completed within three weeks from the moment the initial inquiry was received. This enabled the client to promptly access the much-needed funds, ensuring smooth continuity of their business operations.

Why choose the Alternative Overdraft?

Experience an unmatched mix of flexible underwriting and certainty of delivery combined with immediate access to funds.



Agility and transparency

Confidently navigate the financial landscape with a solution that offers certain funding and swift action.



No hidden fees

Receive transparent loan terms ensuring no last minute unpleasant surprises.



Immediate access

Quickly access funds to take advantage of auction opportunities.



Tailored flexibility

Draw, repay, and redraw as needed and with ease to meet varying financial needs.



Versatile security

Secure financing on both residential and commercial properties.

Your questions answered



Get answers to common questions about the Alternative Overdraft and how it can revolutionise your client's financial strategy.

Alternative Overdraft facility – what is it?

Unlike standard bridging loans, the Alternative Overdraft is available to call upon as and when needed and **avoids expensive, repetitive set-up costs**. It is similar to a Clearing Bank's overdraft facility and is secured on property. It provides **multiple drawdowns on demand** and can be **repaid** or **reduced** and **redrawn** to match cashflow demands. Interest on the Alternative Overdraft is charged on the balance outstanding and can be serviced or accrued. The Alternative Overdraft is available for **two years** and can be secured by first and second charge over residential properties, or first charge over commercial properties.

Why would you use the Alternative Overdraft?

You can use the Alternative Overdraft to your advantage in a wide range of ways. Once the facility is agreed, you can **use it immediately** in order to make the most of an **opportunity** or **urgent need**, rather than having to go through an application process each time you want to draw down funds. Customers typically use the Alternative Overdraft for uses like auction purchases and working capital for business purposes.

Can an Alternative Overdraft be used at property auction or private treaty purchase?

The Alternative Overdraft can be used to purchase property being sold in the traditional manner by private treaty, usually via an agent, or at auction. Buying property at auction requires the ability to **move fast**, as well as having **certainty of funding**. The Alternative Overdraft is **perfect for auction purchases** as you can access the **funds immediately**.

Find out what our clients think of the Alternative Overdraft



020 8349 5190



ABC have just funded an overdraft facility for my client. I cannot recommend them enough, they have gone above and beyond for myself as a broker and most importantly my client. Thank you!

- Chelsea Stopforth



Superb service from all the team at ABC on a large and very complex development deal. Incredible flexibility shown with the structure of the deal and completed quickly. Looking forward to working the next one together.

- Stephen Watts



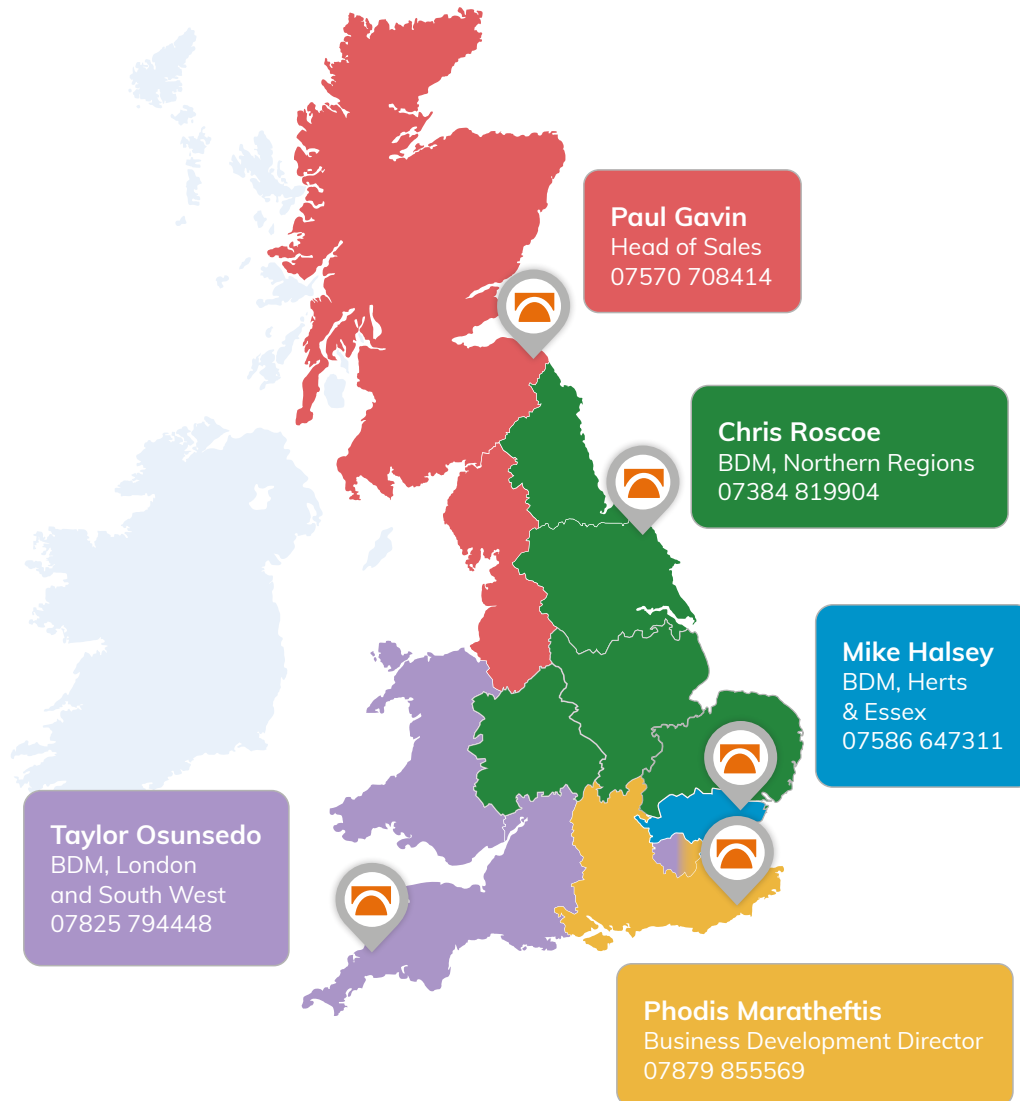
Fantastic lender that offer a good range of products, in particular their alternative overdraft which is very unique in the market and very well structured. Along with the products they are a great team to work with. Highly recommended for anyone that requires commercial or property finance.

- Craig Childs



We've got you covered

Our strength and influence span across the UK, reaching the farthest corners and busiest hubs. We take pride in our extensive geographic coverage across England, Wales and mainland Scotland.





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