

MOODY VENTURE CAPITAL



Specialists in Residential Property Finance





## Are you a developer or builder looking for finance to undertake a project?

Moody Venture Capital offer up to approximately 80% funding to cover the purchase of the land, building and development costs - subject to agreed terms and conditions.

MVC was set up specifically to help builders and developers of residential properties who have the experience and technical skills but lack the financial backing.

### Why choose MVC?

Our approach enables the client to run his own development within an agreed cash flow and build programme, with the MVC expertise in the background if required. We provide -

- An 'in principle' decision within 48 hours.
- A friendly approachable service.
- Frank feedback on the development application which, at times, has highlighted issues unforeseen by developers and saved them from making unwise decisions.

### We can offer

- Up to 65% of Gross Development Value finance for the purchase of the land, construction costs and associated fees for residential developments.
- Competitive terms, particularly with regard to any uplift in the final sales prices achieved.

# Develop and grow with funding from MVC



- A guaranteed personal service from a professional financial and technical team which has extensive experience and knowledge of the house building industry.

## What will it cost you?

We recognise that each project is unique and the following is given as a guide to the typical costs involved. See insert for details of our current rates.

- Arrangement Fee - repayable, less costs, if the funding does not go ahead.
- Interest charged quarterly.
- Fees to cover valuation and legal costs.
- Variable funders interest charge, dependent on the level of finance required, on the sale of each unit. However, if the sale figure exceeds that agreed between us, the developer retains up to 99% of the additional revenue.

In addition we will require

- Legal security for the project.



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## What to do now

Call Moody Venture Capital on  
01277 354222 for a confidential  
discussion when we will be  
happy to discuss your requirements.

### **Moody Venture Capital**

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