

# Nucleus Property Finance



**Nucleus**  
Property  
Finance

Property finance is exactly what it sounds like: a secured business loan that uses a residential property, commercial property, or property portfolio as collateral, allowing you to borrow what you need, when you need it – at competitive rates.

## WHAT IS NUCLEUS PROPERTY FINANCE?

Property finance is a secured business loan that uses a residential property, commercial property or property portfolio as collateral. It's a smart business funding solution that could provide the capital you need to push forward. You can borrow from **£25k** up to **£20m** for up to 7 years.

## HOW CAN PROPERTY FINANCE HELP?

Our property finance solutions allow your business to borrow money against your commercial, residential or property portfolio. These secured loans come with better rates and can help to overcome long term funding gaps to help your business thrive.

### Do you experience any of these challenges?

- **Lumpy or poor cashflow** – with Nucleus Property Finance, you can remove the problem of poor cashflow. Our facilities are designed to ensure you can reinvest funds into your business and overcome long or short term funding gaps.
- **Expansion plans/growth delayed due to COVID-19** – Nucleus Property Finance can finally be the injection of funds your business needs to flourish as the UK emerges from the current lockdown restrictions. Use the funds to ensure your business is ahead of the competition.

## WITH NUCLEUS PROPERTY FINANCE YOU CAN:

- Improve cashflow
- Invest in new premises
- Pay unexpected bills
- Facilitate a management buy in or buy out
- Use funds to help with startup capital
- Press forward with your growth ambitions as the UK lockdown comes to an end
- Overcome the challenges your business has faced due to the COVID-19 pandemic

## THE BENEFITS OF NUCLEUS PROPERTY FINANCE

- **Funds from – £25k to £20m**
- **Short to long term – borrow funds from 3 months to 7 years**
- **Fast service – once completed, receive your funds in 24 hours**
- **Flexible – we provide term loans, interest only with a bullet payment or bridging loans**
- **High LTV – we provide LTV's up to 70%**

## WHY NUCLEUS?

Our Property Finance loans have been created specifically to help businesses overcome any challenge they face, whether that's long or short term. The result is a finance boost that's perfect in helping your business get back on its feet, as well enabling you to achieve your growth ambitions.

**We want to help you accomplish your goals and that is why our service is:**

✔ **FAST**

Once the process is complete, you receive your funds in 24 hours.

✔ **VARIED**

Loans can be structured as terms loans, interest only with a bullet payment or as bridging loans

✔ **SIMPLE**

Our process is easy to understand and hassle-free.

✔ **HUMAN**

You get a dedicated expert to guide you through the entire process.

## CAN MY BUSINESS GET PROPERTY FINANCE?

### Basic criteria

- Businesses of any age
- With residential or commercial property
- Registered in England or Wales

### What information is required to apply?

- Last filed accounts and Latest Management Accounts
- Updated MI / projections
- Business proposal form
- Details of the property (if an old valuation is available or sale particulars for a purchase)
- For start-ups / acquisitions / MBO's – full cash flow forecast and business plan
- For investment property loans – a full tenancy schedule to include tenant details, rent, lease terms and break clauses

We work with businesses in a wide range of sectors, both direct to consumer and business to business. We also provide other bespoke finance solutions, including secured, invoice and asset based funding products. For more information, get in touch using the contact details below.

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