

Now that Autumn is finally upon us and the first cold snap of the season descends, we thought that we'd reminisce and share with you some of the highlights of our summer. We've appeared in Vogue, Tatler and even had the time to give you an extended market commentary in our Realist View.

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If you are not already aware we steer clients through the gridlocks and potholes of bank loans. With over 40 years experience in real estate between us, the company has the enviable reputation for reliability and in achieving positive results, acting for many Forbes-listed clients.

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Over the many years of financing Prime Real Estate we have quietly gone about our business building a reputation of discretion and trust with proven success. We have been involved in transactions from £2m to £300m, which include private residential acquisitions of significance, creation of residential and commercial portfolios and the financing of residential development. In addition to debt origination our services extend further to debt advisory and management.

We act for high net worth private clients that often seek finance not out of necessity but for a culmination of financial planning reasons. Additionally we place equity for private investors into real estate that cannot be financed by the traditional institutions. We also manage multi banking relationships to stimulate negotiations to achieve highly competitive funding terms.

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Nov 08	Euro €		£ Stg		Bid
	Bid	Ask	Bid	Ask	
1 year	3.93	3.96	5.46	5.49	2.13
2 year	3.94	3.97	5.37	5.40	2.27
3 year	3.92	3.95	5.32	5.35	2.36
4 year	3.92	3.95	5.26	5.29	2.42
5 year	3.92	3.95	5.20	5.23	2.46
6 year	3.92	3.95	5.14	5.17	2.51
7 year	3.92	3.94	5.08	5.13	2.54
8 year	3.94	3.94	5.03	5.08	2.58
9 year	4.00	4.00	4.97	4.97	2.62
10 year	4.02	4.02	4.98	4.98	2.62
12 year	4.02	4.02	4.91	4.91	2.64
15 year	4.07	4.07	4.80	4.80	2.67
20 year	4.07	4.08	4.53	4.66	2.70
25 year	4.05	4.02	4.39	4.52	2.71
30 year	4.04	4.04	4.29	4.42	2.70

When we present a real estate proposition for credit approval, very careful analysis has been undertaken to preempt the lengthy credit process. Recently we have seen a seismic shift in the length of time to complete transactions, where a high level of perseverance, tenacity and understanding of the credit process needs to be employed.

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Our competitive advantage lies in our ability to negotiate. It comes from having a long track record with the banks and a concise understanding of credit. We know how to achieve the optimal result for clients; in many respects, we can calculate what the net result is going to be from the start.

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Attention all developers, institutional investors or private individuals - we can source leveraged development finance on both projects in the UK and key overseas destinations.

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