

Summarised Business Plan

Requirements when submitting first Business Plan to Paragon Mortgages

1. Full names / Directors / Limited Company

2. Background

Summary of relevant experience of applicants/directors in respect of investment property and other property ventures.

3. Property Schedule

Spreadsheet to include the following details for each let property: address (first line & postcode); estimated value; mortgage lender; mortgage balance outstanding; monthly mortgage payment; monthly rent; tenanted Y/N (include an explanation for any properties not currently tenanted).

Total all columns for estimated value, mortgage balance outstanding, monthly mortgage payments and monthly rent.

4. Current Investment Strategy

Details of: geographical property location; property types; tenant profile; management of property; supporting business infrastructure.

5. Future Investment Strategy

Details of: proposed acquisitions (location, value, property type, tenant profile, management, source of deposit & legal fees); development/refurbishment projects (source of capital for funding works on new acquisitions & timescale before property available for letting); contingency plans to cover property void periods.

6. Funding Requirements

Confirmation of the total aggregate borrowing required over the next 12 months.

7. Any other comments to support the proposal