

Updated Business Plan

Requirements when a Summarised Business Plan has already been submitted to Paragon Mortgages

1. Full names / Directors / Limited Company

2. Date of last Business Plan submitted to Paragon Mortgages

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 any changes since last Business Plan submitted.

5. Assessment

Brief assessment of performance against plan over period with review of factors which led to any deviation from the previous Business Plan.

6. 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.

7. Funding Requirements

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

8. Any other comments to support the proposal