

# Providing more than 100% finance for 35 homes

When a development project in Nuneaton, Warwickshire needed a company to go above and beyond to get it going, Go Develop stepped up and delivered emphatically.

When can anything be more than 100% I hear you ask? At Go Develop, we fund not just the land and build of a development project, but the stamp duty and project costs too.

This means that from day one, we're often funding an average of 115% of the entire development. For housebuilders with their funds already tied up in other schemes, this is music to their ears.

Without the need to put in a single penny, our joint venture partners are assured of full funding and once the project is built and sold, they'll receive the lion's share of the profits too.

In a challenging environment, with high Government housebuilding targets, it truly is a revolutionary, 'sleep easy at night' solution for housebuilders and developers.

Currently 1,100 homes are being built nationwide with Go Develop joint venture funding, one example, is an exciting new project based in Nuneaton, Warwickshire.

Situated in the popular 13th century market town, in the heart of the midlands, this PDR scheme involves converting an existing office into 35 one-bedroom apartments.

With an ideal town centre location and superb links to Birmingham, Coventry, Leicester and London, it's an attractive proposition for commuters, first time buyers, downsizers and landlords.

Our experienced housebuilder partner approached us after we were highly recommended to him by a colleague. He wanted to ensure this fantastic opportunity

wasn't held back by red-tape or financial delays as is so often the case with finance...

"Go Develop has been the perfect joint venture partner for us. Their involvement has meant that we haven't had the usual hassle and delays of finance that we usually associate with banks.

"We have been able to focus all our efforts on developing great new homes that have generated us significant profit as well as it helping build our brand. They have helped us transform our business."

You'll find when we enter into an agreement it's a partnership in every sense of the word. With substantial resources to support our partners right from their initial plans, through to the sales and marketing of the exit.

We don't wrap our partners up in complex terms and conditions and are known for being easy to do business with. That's why we keep our criteria simple and look for housebuilder partners who have...

- Property experience
- Full planning permission in place
- A project with a GDV of £2-£15million and timescale of up to 24 months
- A multi-unit residential new

- build or conversion scheme
- A margin of 25% on GDV pre-finance

The best part is that we understand that our developer's weekends are precious and offer so much more than 100% funding.

We take on the strain and drain of admin, VAT returns, valuations and the chasing of solicitors and surveyors saving huge time and cost. If you add in our experience of legals, surveying, marketing and accounting, our partners find they really do benefit from a complete one stop shop package.

If you have a potential project in need of Go Develop funding do get in touch by calling 020 8974 4705 or emailing [joinus@go-develop.co.uk](mailto:joinus@go-develop.co.uk).

You can also find out more information at [go-develop.co.uk](http://go-develop.co.uk).

