

BIRMINGHAM SLOANE STREET

Based in the heart of Birmingham's Jewellery Quarter

The Ingenious Real Estate team provide finance to experienced UK real estate developers as they seek to close the UK housing gap. Through asset-backed loans, we aim to provide an alternative way to invest in property, targeting investment growth and preserving capital along the journey.

Key facts



Developer: Kings Crescent Homes



Location: Birmingham Jewellery Quarter



Gross development value: £23.7m



Loan to market value ratio: 71%



Loan size: £16.6m



Loan term: 24 months

The market opportunity

Situated in a prominent location in the increasingly popular south west of Birmingham's Jewellery Quarter, Sloane Street is open to a variety of strong transport links, close to Birmingham New Street station, offering services into London Euston as well as routes to Edinburgh, Leeds and Bristol and only 15 miles to Birmingham airport. Housing demand comes from first-time buyers and young professionals who are being priced out of more expensive areas across the country as well as family buyers looking for a mix of ambience with hustle and bustle. We are currently funding the build out of the first 73 units, comprised of two separate phases with a range of affordable residences, apartments, duplexes and two and three storey town-houses.

How this development meets our investment requirements

- Experienced developer who focuses on new build apartment schemes as well as Permitted Development conversions, with a strong track record. This deal is the fourth between Ingenious and the developer.
- High quality, affordable new-build housing with a prime location near the station, with many of the units qualifying for the Help to Buy Scheme and with a wide target market including young professionals and investors.
- A popular location in high demand and benefiting from meaningful sponsor equity ranking behind Ingenious' debt.



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