

# WILTON SECURED LENDING INVESTOR

Wilton Secured Lending is a boutique, bridge lender that offers lending opportunities with property backed investment returns.

## Summary

High net worth individuals often have considerable resources in their bank accounts that are earning little to no interest. We help our clients to protect and enhance their wealth by offering property backed secured lending opportunities.

## What We Do

Our lending investment offering provides funds on a secured basis for property bridging finance. Wilton source, manage and execute all loans secured by legal charge against UK property. Loans are backed by personal guarantees from Directors.

## Due Diligence

External solicitors and Royal Institution of Chartered Surveyors conduct independent due diligence and valuations alongside Wilton's investment committee prior to any investment being undertaken.



We offer borrowers and investors an attractive rate that is in line with industry standards. For every opportunity, investors are contacted personally and offered details of the bridge should they take a particular interest.

Loans are typically between £250,000 to £2,000,000, at a maximum of 75% loan to value.



Funds are typically lent on a 3-24 month basis. In the event of a default, Wilton reserve the right to sell the property to recover investors' funds. Funds will never be deployed into an opportunity without complete authorisation from the borrower.



Typically the borrower has a strong vested interest in repaying the loan because he stands to make significant profits on the transaction.



To date, we have completed over 30 transactions with no loss to our investors.



**WILTON**

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Investment characteristics are based on assumptions and therefore are estimates. Property investment may expose you to risk of losing your investment. Property is an illiquid asset. Sometimes properties may not be so easy to sell and this means that the liquidity of your investment cannot be guaranteed. Past performance does not guarantee future results. Actual results may differ materially from the forecasts / estimates. Views, opinions, trends, and prices expressed are subject to change without prior notice. They do not constitute investment advice or a guarantee of returns.

The value of your investments and any income from them may fall as well as rise and is not guaranteed. You may get back less than you invest.