



One Heddon Street  
London W1B 4BD

tel: 020 7432 4542  
fax: 020 7432 4543  
mail@realestateassociates.co.uk  
www.realestateassociates.co.uk

Press Information: Issued 6<sup>th</sup> April 2011

## High street banks make way for Paxton fund

REAL's latest new scheme joins their stable of specialist property and debt funds, giving sophisticated investors access to expert niche managers like Paxton Private Finance specialising in short-term loans secured on UK property. The first closing was oversubscribed and declared successful on the first day of the new financial year. Fundraising will continue until the scheme's loan book reaches £10m.

Traditional bankers' current lack of appetite for property, with consequently higher margins and arrangement fees, opens the door for equity investors in Paxton Secured Income Fund to achieve attractive returns in this lending market. Loans will be provided to a maximum 75% LTV ratio for up to six months, giving property developers and other experienced borrowers scope to move quickly on short-term opportunities while controlling the fund's exposure to market movements. "Any competition the fund might face from traditional lenders is muted while the banks focus on reducing £200bn of current exposures to UK commercial property debt alone" comments REAL's MD, Ian Dowson.

Real Estate Associates Ltd is FSA-regulated operator of the limited partnership and also serves as Manager to the exempt unit trust feeder for SIPPs and other tax-exempt entities. Sister company Real Estate Associates (GP) Ltd acts as the scheme's general partner.

Ends

Further information from

Alan Bate  
Real Estate Associates Ltd  
0207 432 4542  
[www.realestateassociates.co.uk](http://www.realestateassociates.co.uk)