

Your Development Finance Partner



MAGNET CAPITAL

We are a principal lender of property development finance across England and Wales. We understand that every development project is different, and our funding is tailored to each individual project to suit the needs of our clients.

OUR VALUES

Our team has decades of experience in finance and property development. We pride ourselves on our speed, personal service and flexible approach.

We treat all our clients and partners as human beings rather than a number.

We do not operate as a bank, which means that stage payments can be released within 24 hours of site inspection because we understand that timing is key, when it comes to property development.

All our loan facilities are tailored to our clients' individual needs, rather than a one-size-fits-all approach. We provide direct contact with decision makers right from the start.

We aim to establish long term relationships and our goal is to help our clients' businesses grow.

We meet every client we work with face to face because we believe long term good working relationships can never be built over the phone or by email.

We lend funds for development finance only. Unlike other lenders, our sole focus on development finance reflects our deep level of knowledge and expertise.



Lending Criteria:

- 55% GDV
- 100% build costs and contribution towards purchase price
- Experienced builders & developers
- Primarily residential schemes for new builds refurbishments and conversions
- Will also fund non-experienced developers in joint venture scheme

Areas Covered:

- Greater London & Home Counties
- Southern England as far west as Devon
- Midlands
- South Wales
- Projects outside these areas can be considered

Size of Loans:

- Loans from £100,000 to £1,500,000

Initial information required for an immediate decision:

- Location of site and type of development
- Purchase price, build costs & GDV
- Loan facility required
- Experience & background of borrower
- Contact details of borrower

Decision process and time scales:

- Decisions are made immediately over the phone, with the borrower invited in to meet the team as early as the same week
- Funds can be available within weeks of a loan agreement being signed



The light area of the map indicates the approximate areas where loans are available.



Ashley Ilsen
CEO & Co-Founder

Ashley spent his early professional life in China working in the FMCG sector and completing a Master's degree in International Business. He then spent five years at development finance lender Regentsmead progressing through the business to become joint head. Ashley has overseen just short of £100m of development funds deployed into UK residential projects and amassed a wealth of development finance experience. Ashley is passionate about housebuilding and has consulted the DCLG on housebuilding legislation. In 2017 he was nominated in the 'One to Watch' category at the annual Norwood Property Awards, which recognises outstanding young talent in the property sector. In his spare time Ashley is an avid supporter of Tottenham Hotspur and a keen boxing fan.



Sam Howard
MD & Co-Founder

Sam spent seven years at development finance leader Regentsmead where he was Chief Operating Officer and Joint Head. Sam has a wealth of experience in development finance and property law having spent five years at two leading city law firms and an MBA from Oxford University. Sam was highlighted in the 2016 Spears 500 as a catalyst for Regentsmead's best ever year. Sam is a passionate advocate for the industry and a regular media contributor and speaker at industry awards. When Sam is not working he spends his time chasing his two young children around the garden and following Manchester United, which is not as enjoyable as it used to be.



Paul Israel
CFO & Co-Founder

Paul is a Chartered Accountant and has an MBA from CASS Business School. Paul was CFO of Cogress private equity company from start up in 2014 to 2017 and has been Finance Director and NED in many successful entrepreneurial companies including in property, and hotels which has taken him to South America, the Middle East and the USA. This experience has included raising funds for growth, building business models, dynamic KPI's for decision making, building long term relationships with external funders, leading on financial control and in contract negotiations. Out of hours, Paul likes watching Arsenal, family life and enjoying a fine single malt whisky. Paul is also a non-executive director at Lapid Property, Umi Digital Media and Anglo Education Services.



Debra Lebovits
Operations Manager

Debra is a leader in her sector in the specialist finance industry. She joined Magnet Capital in November 2018 after over seven years working at Regentsmead, she managed over £100m of development finance loans. She is responsible for the day to day running of the loan book and liaising between borrowers and the Magnet Capital professional teams. Debra has previously worked in the finance department of John Lewis and Barclays Bank.

Contact Us

Magnet Capital
720 Centennial Court
Centennial Park, Elstree
Herts WD6 3SY

020 8736 4755
www.magnetcapital.co.uk

 @magnetcapital
 @magnet_capital