

Portman Finance Group, Portman House, 300 Pavilion Drive,
Northampton Business Park, Northampton, NN4 7YE



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Please direct any correspondence regarding this proposal to:
Daniel Bingle

CUSTOMER DETAILS

Trading Name	DS PROPERTIES (GOODS SHED) LIMITED	Company reg. No.	11311473
Trading Address	C/O Number One Property Management Office M1.06 Mezzanine Level Newport	Mobile No.	07515067974
Postcode	NP20 1FX	Email Address	alexbaston@loft-co.com
Business Activities	Buying and selling of own real estate	Website Address	
		Date Established	16/04/2018

PERSONAL DETAILS (Sole Proprietor/Partners/Directors)

Name	Date of Birth	Address	Property Value	Mortgage Outstanding
Mr Simon Baston	25/06/1958	TYCaniff, Rectory Road, St Athan, CF624NY	Tenant	
Additional Properties		154 Westbourne Rd, Penarth, CF64 5BQ	£850,00	£350,000
		41 Romilly Park Road, Barry, Vale Of Glamorgan, CF62 6RR	£1,000,000 Owned 50% with 100% shareholder business Academy Coffe Limited	Unencumbered
Commercial Properties		Goodsheds, Hood Rd, Barry CF62 5QR	£5,500,000.00	£3,000,000
		Newport Marke, tHigh St, Newport NP20 1FX	£10,000,000.00	£6,300.000
		Workspace, Albert Road, Penarth, CF64 1BX	£2,200,200.00	£1,300,000
		Windsor Rd, Barry CF62 7BE	£500,000.00	Unencumbered
		Albert Hal, Craddock St, Swansea SA1 3EP	£11,000,000.00	£3,500,000

LOAN DETAILS

Full Description of Loan	Term Loan
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FINANCE DETAILS

Loan Amount	£100,000.00
Term	0 + 12
Frequency	Monthly
Type of Agreement	Unsecured Short Term Loan

ADDITIONAL INFORMATION

WE HAVE PERMISSION TO SEARCH THE DIRECTOR AND A GUARANTEE IS AVAILABLE

We have advised the Customer concerned that searches with a credit reference agency will be made against their Name and Business; they have consented to such searches being carried out.

Company Information

Please note that cross company guarantees are available from DS Holdings Group Limited (09701702), DS PROPERTIES (NEWPORT MARKET) LIMITED (12026160) & BAM 2 LIMITED (13878803)

DS Properties (Goods Shed) Limited is part of the DS Holdings Group. The group owns various sites which operate various independent retail, hotel and food/drink businesses. The DS Properties (Good Shed) Limited business is running the Goodsheds site s which offers a mixture of the best street food & bars, independent shops and local businesses with a vibrant co-working space and independent coffee drive thru and hotel.

Company Financials

In it's latest financial year, DS PROPERTIES (GOODS SHED) LIMITED has increased turnover by 33% to £874,596, and a profit of £137,477. In the most recent filed accounts, DS PROPERTIES (GOODS SHED) LIMITED reported a strong balance sheet, with a reported net worth of £1,344,389.

Funding Rationale

DS PROPERTIES (GOODS SHED) LIMITED is already running one successful site called Good Sheds but they are seeking the loan to boost working capital for the launch of their new site at the Albert Hall Swansea. This investment will enable the company to triple its current turnover and profits within the group by supporting operational expenses, marketing efforts, and potential expansion opportunities, ultimately driving significant financial growth. The new site opens in 5 weeks.

Mr Baston is providing a personal guarantee to support this application and has a personal equity position of **£1,000,000** and a commercial equity position of **£16,500,000**.

ATTACHMENTS

Filed Accounts
Bank Statements

DATE:	23/07/2024	PROPOSAL CHECKED BY:	
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