

## Red book valuation of mixed care portfolio for bank lending purposes

Carterwood were instructed to provide investment, operational and rental valuations to a specialist international finance bank for a complex care portfolio of circa £40m.

### Background:

- Portfolio was a mix of high quality specialist care homes, a domiciliary care group and mental health and learning disability services.
- Key consideration for the bank was an in depth understanding of the local care home markets, and the market commentary was extended for this area of the report.
- Elderly homes under consideration faced operational and accommodation shortcomings.

### What we did:

- Provided a Red Book compliant valuation based upon a review of the current and projected trading performance of the care homes.
- Gave opinion on the potential multiples achievable within the domiciliary care sector.
- Provided a detailed review of comparable evidence.
- Completed project within 10 working days to comply with client funding timescales.

### Added value:

- Our detailed sector knowledge was able to inform, and ultimately cement, the bank's view of the portfolio across the range of care services.
- Provided in-depth market commentary, utilising demographic analysis, to inform bank's understanding of local market conditions.
- We were able to assess planned threat within the market to comment on potential future impact on trading performance.
- We were able to provide detailed commentary on the investment market within the sector.
- Highlighted title issues that needed resolving prior to exchange of contracts.
- Provided responsive commentary throughout the production of the report to fast track the process.



For more information about Carterwood or to find out how we can help you, call Amanda or Ben on: **08458 690777**

info@carterwood.co.uk  
www.carterwood.co.uk

Aztec Centre, Aztec West,  
Bristol, BS32 4TD

Regulated by RICS