

## Introduction

Green Pastures is an ethical initiative to house the homeless and poor without discrimination or favour. This is achieved through faith, partnership and innovation. Since 2004, individuals and organisations have become stakeholders in this ministry through making a loan.



They have provided homes for homeless persons and families, whilst obtaining an attractive return. To the glory of God, since 1999, Green Pastures has purchased over 200 units to house the homeless.

## The Goal

Green Pastures aims to provide homes for homeless people in every city, town, village & hamlet of Britain; to eradicate homelessness in Britain through partnering with projects with a strong Christian ethic; to provide sustainable accommodation for the nation's poor & to see the church working in harmony, nationally.

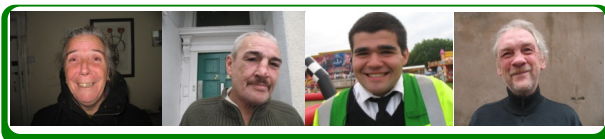
## The Demand

**Half a million in the UK sleeping rough, living in hostels, B&Bs or on the sofa of friends and family .....**

**..... partners constantly requesting property to house the homeless**

## If...

...individuals were to rise up and lend from their savings, the body of Christ would be able to house all those in desperate need.



## Making a Loan

Loans provided by individuals, churches and charities are used for the purchase of the next property. All loans earn **5% interest gross p.a.** There is no minimum for prospective loans and since 2004 all loans have received a 5% return.



## Equity, Balance & Liquidity

Our property portfolio stands at £15.7m (£8m equity & £7.7m mortgages). Our equity was written down by 30% at the end of 2008 to reflect the economic downturn. Equity is comprised of long term capital growth, property purchased below market value and loans made by stakeholders. Our loan balance is £3.5m. **In 2009 we received £2.75m in new loans.** Our property is valued on a regular basis by survey evaluation companies. We operate at 10% liquidity.

## Financial Model

Our model is simple and works! Before purchase we ensure that the Local Housing Allowance (LHA) will cover our annual mortgage repayments, interest on loans and running costs. As a result we will always be able to pay 5% interest to our stakeholders. It is simply a budgeted cost. LHA is not expected to decrease. In fact, due to the recent restructuring of housing benefit, LHA rents have actually increased.

## Structure & Accountability

Loans are deposited into either GP North-West, GP East Midlands or GP South. There are 3 directors of all 3 not-for-profit companies. The Green Pastures Charitable Trust holds the voting shares of all 3 companies.

## Exceptional Redemption Terms

Loans no more than £10,000, 1 day's notice; £10,001—£25,000, 30 days notice; and over £25,000, 90 days notice. Each loan is redeemed on receipt of loan certificate. Where possible we redeem loans earlier than these notice periods. **In fact, to date, no one has had to wait longer than 72 hours for their loan to be redeemed.**

## Borrowing

We have a borrowing facility of over £10 million for new purchases. Banks and mortgage companies will give mortgages at 60-75% loan to value. Our mortgages are with Gmac, Lloyds, Paragon, Natwest, Yorkshire, Kingdom Bank, Platform & Birmingham Midshires. We have an excellent track record in all our financial dealings with our banks & mortgage companies.



## Individuals who have made a loan

90% of all loans to Green Pastures have been from individuals.

## Added Value

Your loan will be part of the church's response to ending homelessness in the UK. "Defend the rights of the poor". What a challenge this is for the church of Jesus to house the homeless of our Nation!

## Quotes from Lenders

Please read these at the below web address in green.

## To Make a Loan

If you are unable to make a loan in excess of £10,000 you will be able to get your money back with 1 day's notice! Please download a loan form from our below web address:

**[www.greenpastureshousing.co.uk/get-involved.html](http://www.greenpastureshousing.co.uk/get-involved.html)**

For more financial info please e-mail [rory@greenpastureshousing.co.uk](mailto:rory@greenpastureshousing.co.uk)

[www.greenpastureshousing.co.uk/recentloans.html](http://www.greenpastureshousing.co.uk/recentloans.html)

Southport Office: 9 Mornington Road, Southport, PR9 0TS

London Office: 81 Rivington Street, London, EC2A 3AY

"Investing in Green Pastures is not only a sound investment in financial terms with a return and redemption terms you will struggle to find anywhere else, but it is also an investment in the work to build the kingdom of God here on Earth. This kind of investment really makes a difference to individuals' lives. Through Green Pastures we can be Jesus' hands and feet reaching out to those who have been forgotten by society." Pastor Pete Cunningham, Green Pastures Director