

Lending report · Example business

Example business · Statements 1 Mar 2026 to 31 Aug 2026 (6.0 months) · Ref LL-EXAMPLE

Example only: a joinery business with made-up statements. Every figure is worked out exactly as it is for a real case.

INDICATIVE LENDING LIMIT · UNSECURED TERM LOAN

£65,000 – £163,000

Over 24 to 36 months

Cash advance / revenue-based finance£48,000 – £76,000

True turnover£54,611/mo · £655,326/yr

- Term loan capped at 10%-25% of yearly turnover (£655,326), the usual unsecured limit.
- Cash advance reduced by about £5,800: the estimated balance of advances already running (£967 a month x 6 months).

HOW WE GOT THERE

True monthly turnover£54,611

Monthly cash available£16,676/mo

Existing loan repayments-£3,972/mo

Room for new repayments£7,145 – £9,369/mo

Lenders usually want 1.25x to 1.5x cover on all debt and cap unsecured lending at 10% to 25% of yearly turnover. Rates assumed: 10% to 18%.

Loan log

12 lenders found, 9 still being paid · £3,972 a month in live repayments · checked against 500 lender names

LENDER	TYPE	STATUS	PAID	PER MONTH	REPAID IN PERIOD	MONEY IN FROM LENDER	SEEN
 YouLend	Cash advance / revenue-based finance	Live	Daily	£967	£5,769 131 payments	–	Mar 26 – Aug 26
 Capital on Tap	Business credit card	Live	Monthly	£880	£5,001 6 payments	–	Mar 26 – Aug 26
 iwoca	Term loan	Live	Monthly	£500	£3,000 6 payments	£10,000 1 x · last 14 Jul	Mar 26 – Aug 26
 Volkswagen Financial Services	Vehicle finance	Live	Monthly	£412	£2,472 6 payments	–	Mar 26 – Aug 26
 Scania Finance	Vehicle finance	Live	Monthly	£355	£1,420 4 payments	–	May 26 – Aug 26
 Lloyds UDT	Asset finance / leasing	Live	Monthly	£268	£1,608 6 payments	–	Mar 26 – Aug 26
 Barclays Bank	Term loan	Live	Monthly	£230	£1,380 6 payments	–	Mar 26 – Aug 26
 BNP Paribas Leasing Solutions	Asset finance / leasing	Live	Monthly	£196	£1,176 6 payments	–	Mar 26 – Aug 26
 Close Brothers Premium Finance	Insurance premium finance	Live	Monthly	£164	£984 6 payments	–	Mar 26 – Aug 26
 Funding Circle	Term loan	Ended	Monthly	£640	£1,280 2 payments	–	Mar 26 – Apr 26
 Shire Leasing	Asset finance / leasing	Ended	Monthly	£385	£1,155 3 payments	–	Mar 26 – May 26
 Aldermore Bank	Asset finance / leasing	Ended	Monthly	£150	£600 4 payments	–	Mar 26 – Jun 26

Cash P&L

What came in and went out of the bank, laid out like a profit and loss. Cash basis: amounts count in the month they were paid.

CASH PROFIT BEFORE LOAN PAYMENTS£16,676/mo

CASH PROFIT AFTER LOAN PAYMENTS£12,368/mo

MONTHS IN PROFIT AFTER LOANS6 of 6

	TOTAL	PER MONTH
Customer receipts	£327,663	£54,611
Trading income	£327,663	£54,611
Wages and salaries	-£70,800	-£11,800
Rent and premises	-£13,500	-£2,250
VAT	-£15,800	-£2,633
PAYE and NI	-£14,880	-£2,480
Other costs	-£112,630	-£18,772
Running costs	-£227,610	-£37,935
Cash profit before loan payments	£100,053	£16,676
Loan and advance repayments	-£25,845	-£4,308
Loan payments	-£25,845	-£4,308
Cash profit after loan payments	£74,208	£12,368
New loans paid in	£10,000	£1,667
From directors and shareholders	£8,000	£1,333
To directors and shareholders	-£12,000	-£2,000
Other money in and out	£6,000	£1,000
Change in bank balance	£80,208	£13,368

MONTH BY MONTH	MAR 26	APR 26	MAY 26	JUN 26	JUL 26	AUG 26
Customer receipts	£51,667	£58,105	£55,610	£53,666	£58,303	£50,312
Trading income	£51,667	£58,105	£55,610	£53,666	£58,303	£50,312
Wages and salaries	-£11,800	-£11,800	-£11,800	-£11,800	-£11,800	-£11,800
Rent and premises	-£2,250	-£2,250	-£2,250	-£2,250	-£2,250	-£2,250
VAT	-	-£7,900	-	-	-£7,900	-
PAYE and NI	-£2,480	-£2,480	-£2,480	-£2,480	-£2,480	-£2,480
Other costs	-£18,853	-£16,890	-£20,826	-£17,263	-£18,309	-£20,489
Running costs	-£35,383	-£41,320	-£37,356	-£33,793	-£42,739	-£37,019
Cash profit before loan payments	£16,284	£16,785	£18,254	£19,873	£15,564	£13,293
Loan and advance repayments	-£4,385	-£4,817	-£4,578	-£4,314	-£4,296	-£3,455
Loan payments	-£4,385	-£4,817	-£4,578	-£4,314	-£4,296	-£3,455
Cash profit after loan payments	£11,899	£11,968	£13,676	£15,559	£11,268	£9,838
New loans paid in	-	-	-	-	£10,000	-
From directors and shareholders	-	-	£8,000	-	-	-
To directors and shareholders	-£2,000	-£2,000	-£2,000	-£2,000	-£2,000	-£2,000
Other money in and out	-£2,000	-£2,000	£6,000	-£2,000	£8,000	-£2,000
Change in bank balance	£9,899	£9,968	£19,676	£13,559	£19,268	£7,838

Money out is shown as negative. The first and last months may be part months. Wages, rent, HMRC and loans are picked out by name; everything else paid out counts as other costs.

Things lenders will ask about

- 2 returned or unpaid payments.
- New borrowing in the last 90 days: iwoca (£10,000).

Director and shareholder money

Paid in by directors / shareholders	£8,000 (1)
Paid out to directors / shareholders	£12,000 (6)
Net	-£4,000

Matched against directors and people with significant control on Companies House. Money paid in may be a director's loan to the business; lenders often ask for it to be postponed. Dividends are left out.