

2020

Development Deal

LAND DENSITY UK

Maximizing Land Potentials, Profit & Income



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Southend Development Opportunity



Development Opportunity:

Initial Information for Interested Investor that will invest in the Fantastic Opportunity.

Planning for 9 self-contained flat plus commercial unit.

7x1 Bedroom flats, 1x2 Bedroom flat and 1x3 Bedroom flat with full planning granted.

There is also commercial opportunity on the ground floor with an opportunity to convert part to residential.

The property is the prominent location of Southend and a perfect location for development.

Not time waster investor wanted but VERY INTERESTED & KEEN investor needed.

Investor will be prequalified for sharing full detail of this opportunity.

Purchase Price	£930,000
Finance	£372,000
Construction Cost	£800,000 - £1,000,000
Construction Duration	8-10 months
Project Duration	12 months
Projected 1 Bedroom Flat	£220,000
Projected 2 Bedroom Flat	£250,000
Projected 3 Bedroom Flat	£280,000
Commercial Unit Value	£1,300
GDV (Gross Development Value)	£3,721,153
Exit Strategy	Refinance
Projected Money Out After Refinance	£500,000 - £800,000
Investor ROI	20% - 25%
Security	Second Charge

To register your interest please kindly contact:

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