

2020

Development Deal

LAND DENSITY UK

Maximizing Land Potentials, Profit & Income



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North London Opportunity



Not the picture of the proposed development

Development Opportunity:

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

Description

Massive building arranged over ground, part first, part second and third floors. The ground floor is extremely deep and comprises retail sales area plus rear storage, mezzanine staff room area and a two storey section to the far rear of the property fronting another street.

The shop is will be vacant by the end of this month.

The upper part is accessed via a door to the right of the shop front and comprises five self-contained flats as follows:

- 1 x 1 bed and 1 studio at first floor level
- 1 x 2 bed and 1 studio at second floor level
- 1 x 2 bed at third floor level

All flats are currently let on Assured Shorthold Tenancies

Development Opportunity:

Use permitted development right to change use of the rear building to 2x1 bedroom flat residential, convert the mezzanine staff room into 1 bedroom flat and merge the two existing studio flats into 1 bedroom flat to be mortgageable.

Total units:

- 6x1 bedroom flats
- 1x2 bedroom flat
- Reduced retail unit on the ground floor.

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The property is the prominent London location with diverse development opportunities.

No time waster but VERY INTERESTED & KEEN investor that can move very quickly.

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

Purchase Price	£1,450,000
Finance (70%)	£1,015,000
Stamp Duty	£62,000
Deposit & Bridging cost @ 1% per month	£487,200
Professional Fees	£80,000
Construction Cost	£150,000
Total Expense	£779,200
Construction Duration	4-5 months
Project Duration	6-8 months
Projected 1 Bedroom Flat Each £450,000	£2,700,000
Projected 2 Bedroom Flat	£500,000
Projected Commercial Unit Value £35,000 per annual with 6.6 yield	£538,461
GDV (Gross Development Value)	£3,738,461
Exit Strategy	Refinance
Refinance @ 70% LTV	£2,616,923
Projected Money Out After Refinance	£1,837,723
Investors Reward	Equity share
Security	Second Charge

To register your interest please kindly contact:

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