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Introduction

“We are committed to finding unique opportunities with higher than market-average returns.

We pride ourselves on being able to mitigate equity risk to a minimal level, ensuring a near to guaranteed return on our investments.”

TOYIN DAVIDSON-ERO
CEO

Tregunter Road

London, SW10

Equity Requirement

- £1,150,000 equity already committed
- £1,200,000 equity required
- Investor Return - £270,000
- The developer requires £1.2m to be used as follows which will be split into 2 phases:
    1. £850k – towards the basement development / refurbishment of the property back to a single dwelling
    2. £350k – towards the purchase of the top floor flat and professional cost.

Key Points

- Tregunter Road is super-prime Chelsea and is next to The Boltons. The houses along the road are owned by ultra HNW individuals.
- There is a 15% return to investor
- Project timeline: 18 months
- Similar houses on Tregunter Road sell for c£2800/sqft. We have run our numbers at £2000/sqft meaning that even if there was a 30% Property market drop we would still make a profit and be able to return the investors funds and profit.
- Primary Exit route: We have identified several HNWs who we believe will be interested in the finished product. We are also working with multiple specialist agents who have a proven track record and are confident that they have a client who will buy it.

Tregunter Road

London, SW10

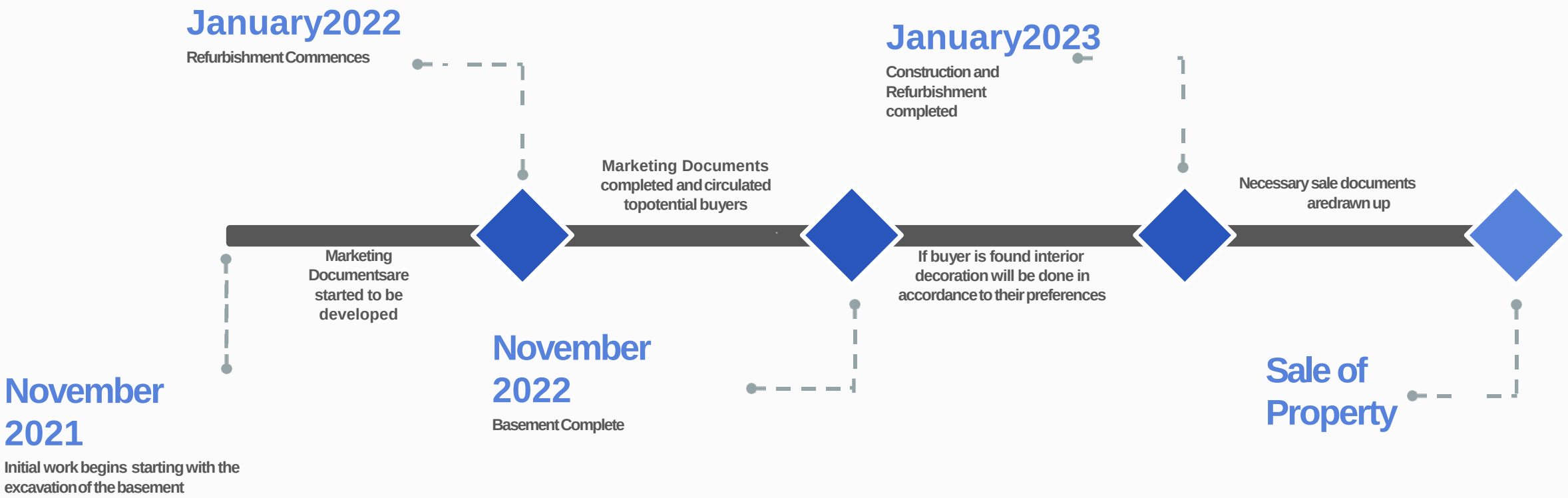
Development Headlines

- We are converting 3 flats into one main house and digging a basement level. The total sqft of the house will be 7000sqft
- Land Purchase(Inc. Purchasing cost) - main property already owned (existing debt of £4.2m) – £3.2m required to purchase the 2nd and 3rd Floor.
- Construction Costs (Inc. 10% contingency) - £3,500,000
- Professionals and Warranties- Included above
- Total Costs – circa £11m
- GDV- £16 - £18m
- Timescale – 18 months to completion then a marketing period thereafter

Developer Profile

- Andrew and John McCourt have a solid trackrecord
- Their previous schemes have demonstrated that they have a very good understand of the premium end of the market.
- They have successfully developed similar types of properties in the area including in the Little Boltons
- Marketing brochures on their previous properties can be provided on request

18 Month Timeline



Comparable Properties

- Asking Price: £30,000,000
- Property Type: Semi-Detached
- Bedrooms: Seven-bedrooms
- Floor Area: 7351 sqft (Excluding Sub Basement & Third Floor Under 1.5m Area)

£30,000,000 / 8235 sqft = £ 3,642.98/sqft

- Asking Price: £20,000,000
- Property Type: Semi-Detached
- Bedrooms: Seven-bedrooms
- Floor Area: 4924 sqft (Excluding External Storage Area)

£20,000,000 / 5002 sqft = £ 3,998.40/sqft

- Asking Price: £18,750,000
- Property Type: Semi-Detached
- Bedrooms: Seven-bedrooms
- Floor Area:6273 sqft

£18,750,000 / 6273 sqft = £ 2,989/sqft

CONTACTUS

If this property is of interest, please do get in contact with Toyin Davidson-Ero with information below. We would be more than happy to organize a meeting at our office where we would gladly answer any and all questions you might have.

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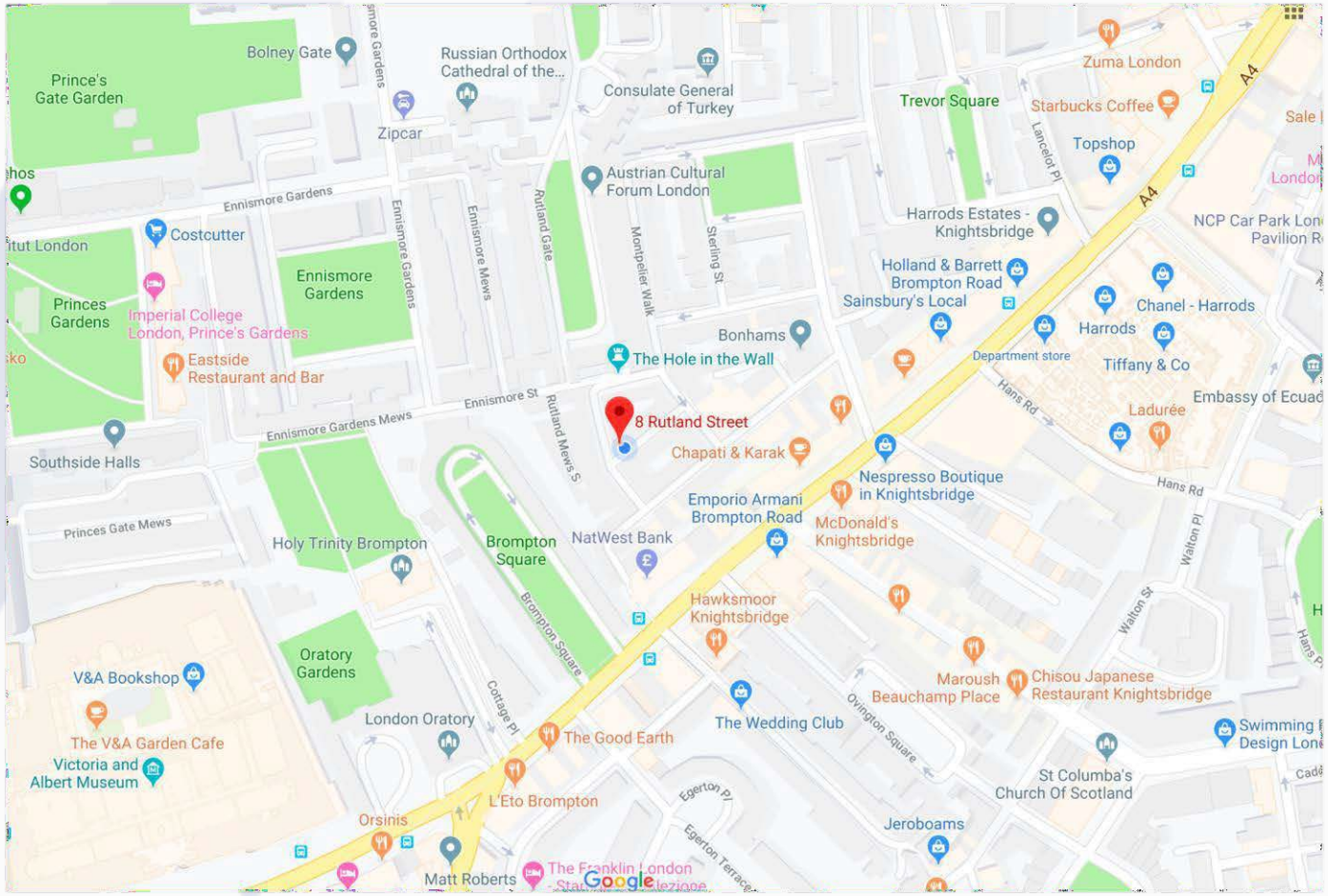

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