

PROPERTY
PILLARS
CLUB



OUR COMPANY'S MAIN
MISSION REMAINS THE SAME:

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

[HTTPS://GOOGLE.COM/IMAGES](https://google.com/images)



Executive Summary of the Opportunity

- 3 Mews houses in Prime Central London (Kensington W8)
- Planning Consent granted for Basement, Extra Floor on Rooftop and Roof Terraces
- Location is close to local amenities of Kensington, Knightsbridge, Chelsea and Earl's Court
- Close to Transpost Links and London underground Train and Bus
- Behind Cromwell Hospital

[HTTPS://WWW.PROPERTYPILLARSCLUB.COM](https://www.propertypillarsclub.com)

INVESTMENT OPPORTUNITY PRIME CENTRAL LONDON

11, 12, 13 LEXHAM MEWS, W8 6JW

Financials

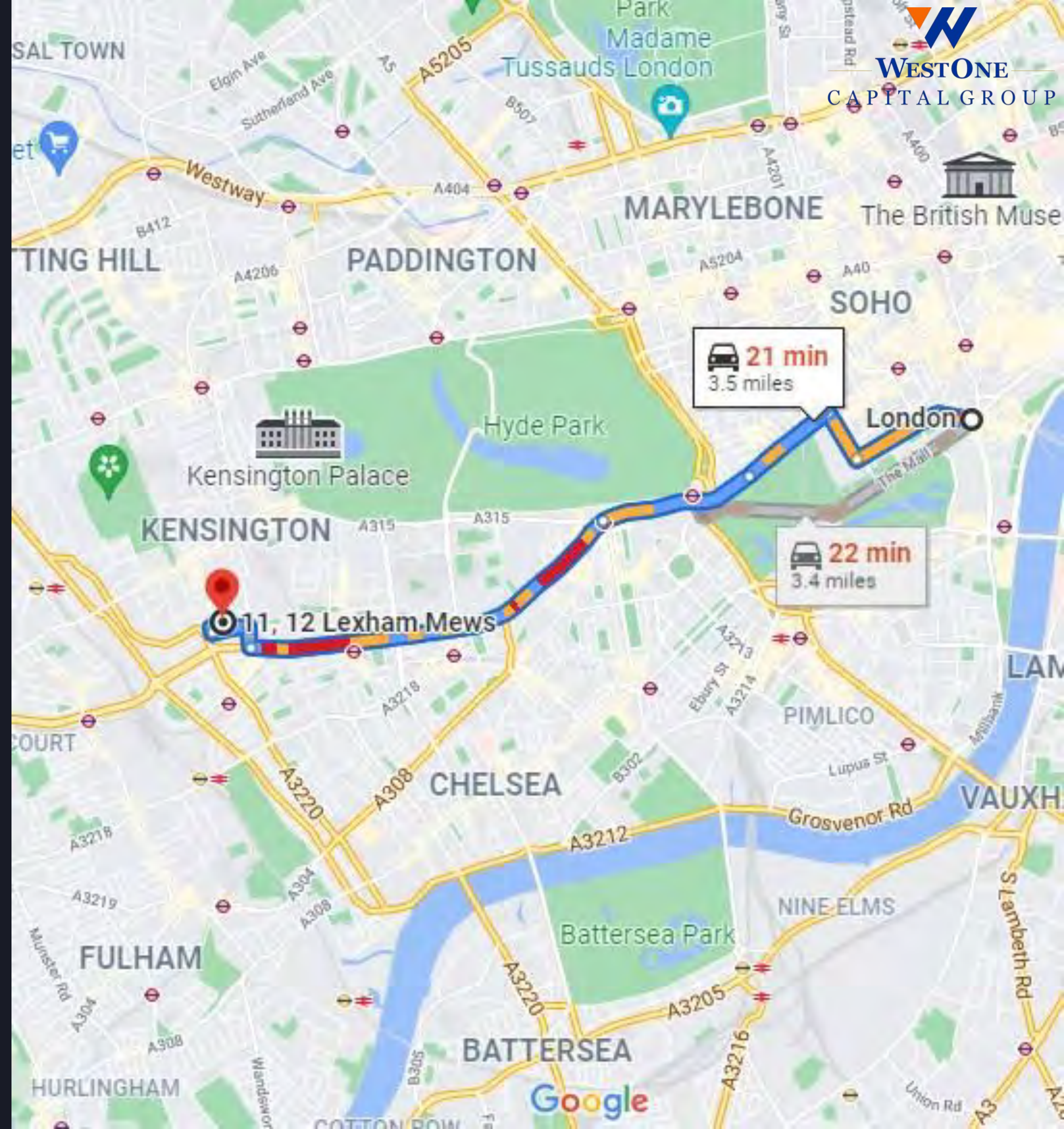
- Acquisition: £6,800,000
- Stamp Duty: £100,000
- Legals and Professionals: £200,000
- Total Day 1: £7,100,000
- Construction Cost: £3,200,000 (Fixed Price JCT Contract)
- Total Cost: £10,300,000 (Before Financing)
- GDV: £13,500,000
- Profit on Cost: £3,200,000 (30% Before Financing Cost)



Funding Proposal and Investor Return

- Bank Loan: £8,1000,000
- Mezzanine: £1,000,000
- Equity Investment: £1,200,000
- Investment Return per Equity: 20% per Annum
- Project Length: 18 months
- Total Investor Return: £360,000

Bank Loan is the first charge on the asset,
Mezzanine/Investor is the second charge on the
asset.



Comparable Properties



DRAYSON MEWS, LONDON, W8

- Asking Price: £4,995,000
- Property Type: Terraced
- Bedrooms: Four-bedrooms
- Floor Area: 2553 sqft (Excluding Garage)

$$£4,995,000 / 2553 \text{ sqft} = £1,957/\text{sqft}$$

LEXHAM MEWS, LONDON W8

- Asking Price: £2,850,000
- Bedrooms: Four-bedrooms
- Floor Area: 1445 sqft

$$£2,850,000 / 1445 \text{ sqft} = £1972/\text{sqft}$$

Comparable Properties

COPE PLACE, KENSINGTON, LONDON, W8

- Asking Price: £3,500,000
- Property Type: Terraced
- Bedrooms: Four-bedrooms
- Floor Area: 1834 sqft

$£3,500,000 / 1834 \text{ sqft} = £1,908/\text{sqft}$

KENSINGTON COURT PLACE, KENSINGTON, W8

- Asking Price: £3,400,000
- Bedrooms: Three-bedrooms
- Floor Area: 1931 sqft (Excluding

$£3,400,000 / 1931 \text{ sqft} = £1761/\text{sqft}$



Comparable Properties

- Transaction Price: £1,900,000
- Transaction Date: 24 June 2021
- Property Type: Terraces house
- Internal Area: 746 sq feet
- Measurement Date: 5 Mar 2009
- £/sqft: £2,547/sqft



MARK ROBBINS

FAMILY OFFICE

Property Pillars Club is a family office. We are a property investments focust group of professionals, with a combined experience of more than 50 years in Real Estat. We lidentify and assess opportunities which provide higher than market returns.

OPPORTUNITY AWARENESS

Property Pillars Club works with a pool of HNW and institutional investors on the majority of our projects. When our due diligence is completed on an opportunity, we share it with our investors and allow them to decide whether to invest alongside us or not.

JOINT VENTURES

Property Pillars Club will regularly enter into Joint Ventures with Developers and / or Contractors, assisting them with both our knowledge and balance sheet

FINANCE

Should a client or partner of Property Pillars Club require additional finance in the form of a bridging loan, developing finance and asset acquisition finance and we are more than happy to assist and organise this through our contacts in that sector

● GET IN TOUCH

ADDRESS

8 Rutland Street,
Knightsbridge,
London
SW7 1EH

PHONE NUMBER

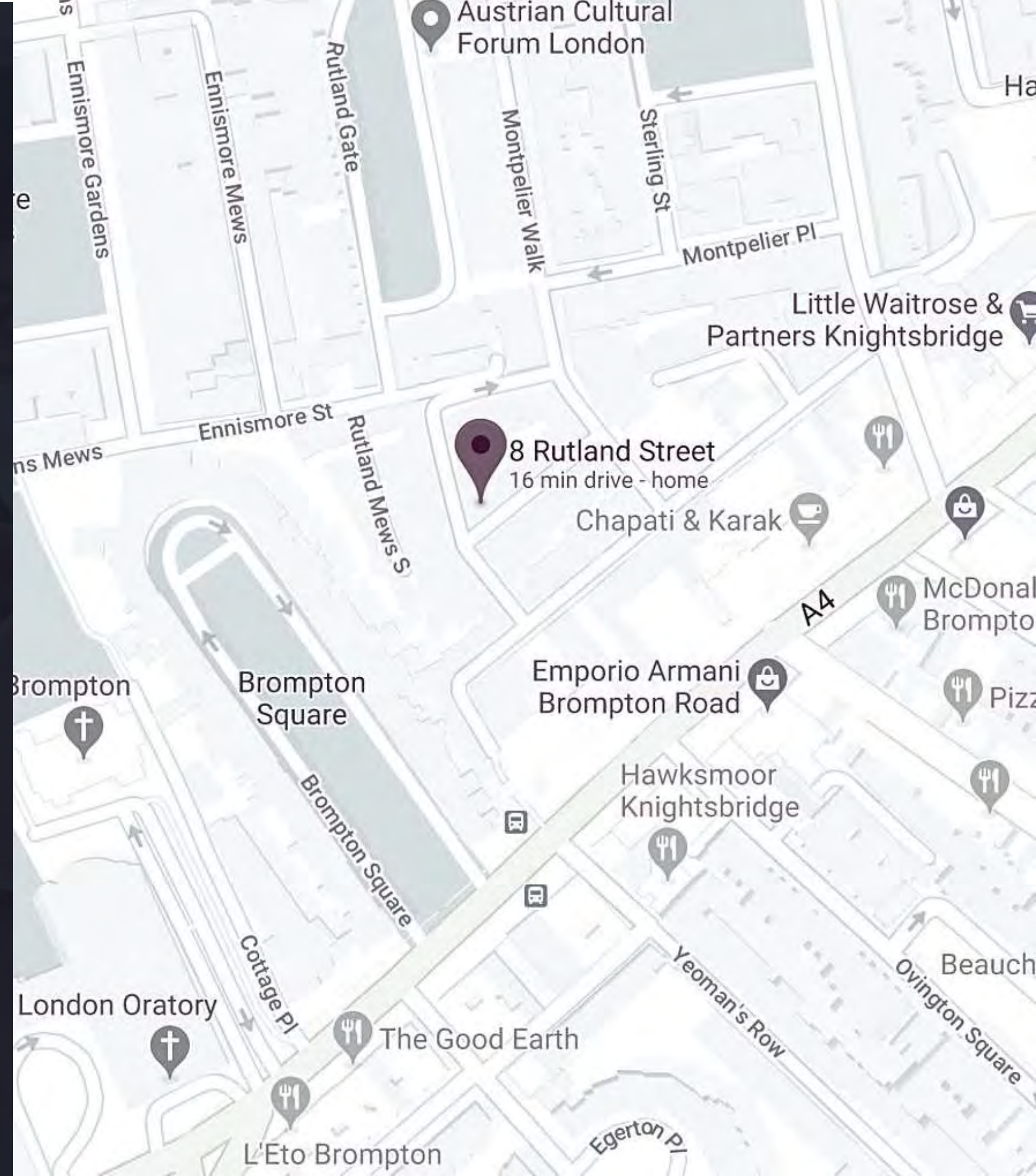
+44 7889 716462

EMAIL ADDRESS

info@propertypillarsclub.com

WEBSITE

<https://www.propertypillarsclub.com/>



A background image showing a close-up of two hands in business suits shaking hands. The text 'PROPERTY PILLARS CLUB' is overlaid in white, with 'PROPERTY' on the top line, 'PILLARS' in the middle, and 'CLUB' on the bottom line. Two stylized white pillars are positioned on either side of the text.

PROPERTY
PILLARS
CLUB

Thank you!