



DEVELOPMENT OF 10 RESIDENTIAL SITES, ENGLAND

Summary: Acquisition and residential development of 10 sites.

Total funding: £ 92,000,000

Location: Across the UK

Term: 3 years

Interest rate: 4,5%

Grace period: 12 months

MARKET

Because of the strong demand of the housing market in the UK, the company intends to develop high quality residential properties between 10 and 100 million GBP values on favourable locations focused on North West and South East of England.

INVESTMENT

The development is planned in 2 phases, all project durations expected between 18 and 36 months. Total cost of the project is £125,5M, GDV (£) 151,8M and expected gross profitability of 22,4%.

The company has already acquired 4 sites of 10 for the development, appraisals are available as well.

PROJECT OWNER

The project owner is an SPV, founded for the project realization but the owner of the firm has a long history operating in property industry and a management team of professionals. It has seven development sites under construction and 49 properties under review.

EXPECTED FIGURES

- ▶ NPV: £10,009,218
- ▶ IRR: 19.1%
- ▶ LTV: 60.2%
- ▶ ROI: 22,6%