

Lets Build Property

Tradeforce Building, Cornwall Place

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LETS BUILD

Turn Your Project Plans into Action

Project H3



**** Disclaimer - Figures are estimates taken from our due diligence. While every effort is made to provide reliable information, supported by comparable and other evidence, no description, information or values, whether written or verbal, may be relied upon as a statement or representation of fact. Lets Build Limited accept no liability for the contents of this email or any attachment. We advise all of our clients seek financial advice and insist clients conduct their own due diligence prior to commitment. ****

PROJECT H 3

Key Information

Site Name	Project H 3
Address	Yorkshire
Development Type	New build houses
Land Price	£1,200,000
Total Costs	£4,400,578
Equity Required	£1,073,107
Duration	18 Months
ROI	150%
GDV	£6,000,000
Total Profit	£1,599,422



This project already has interest from an investor. With the right team in place we are certain that we could secure an equity partner to fund this project. If necessary .

Project Overview

The proposed project is ten luxury homes located in a sought after and built up area of Yorkshire. We have been advised that each property would achieve an average re-sale valuation in excess of £600k a minimum of £300 per sqft.

The average size of each house is 1971.5 sqft. The homes will be substantial and stand out, adding value to housing in the area.

After speaking with multiple local agents, it can be said beyond reasonable doubt that these homes if finished to a good standard will be sought after

The site has outline consents and will be purchased on an STC basis.

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Project H 3

Project Overview Continued

The proposed scheme comprises of 10 four bedroom Luxury homes. There are three different styles of homes all with either a detached or integral garages.

The size and shape of the living space is similar in all 3 styles maintaining a consistent build theme throughout the development.



Accommodation Schedule

<u>Number of units</u>	<u>Unit</u>	<u>SQ FT</u>	<u>Re-sale</u>	<u>£ psf</u>
1	4 bed integral double garage	2141	£625,000	£291
2	4 bed integral double garage	2141	£625,000	£291
3	4 bed integral, single garage	1760	£575,000	£326
4	4 bed, detached single garage	1908	£600,000	£314
5	4 bed, detached single garage	1908	£600,000	£314
6	4 bed integral double garage	2141	£625,000	£291
7	4 bed, integral double garage	2141	£625,000	£291
8	4 bed, detached single garage	1908	£600,000	£314
9	4 bed, detached single garage	1908	£600,000	£314
10	4 bed, integral single garage	1760	£575,000	£326
	Total	19715	£6,050,000	

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Summary		
GDV		£6,000,000
Total Costs		£4,400,578
Development Profit		£1,599,422
Return on Development Costs		36.5%
Profit on GDV		26.6%
Project ROI		150%
Investor ROI		75%
Estimated build time - months		15
Estimated total project time - months		18
Annualised return on project		120%
Borrowing Percentage on Purchase		31%
Cash Percentage		69%
Borrowing Percentage on Build		100.00%
Cash percentage on Build		0.00%
TOTAL LOAN FACILITY		£3,568,709
Cash Input Required to purchase		£831,868
Cash Input required to Build		£241,239
Total Cash Input		£1,073,107

This project has a high profit margin. The research and information provided is meticulous and has been put together by an experienced team, this should give you confidence that this project is at low risk of any unforeseen circumstances. With a profit margin of 36.5% Costs would need to increase by more than 12% (£528,069) to fall below a 20% profit on cost ratio.

A 150% ROI within two years is attractive and the level of risk is low. This is an ideal project for an experienced team.

Further information is readily available upon the receipt of and NDA/NCA

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