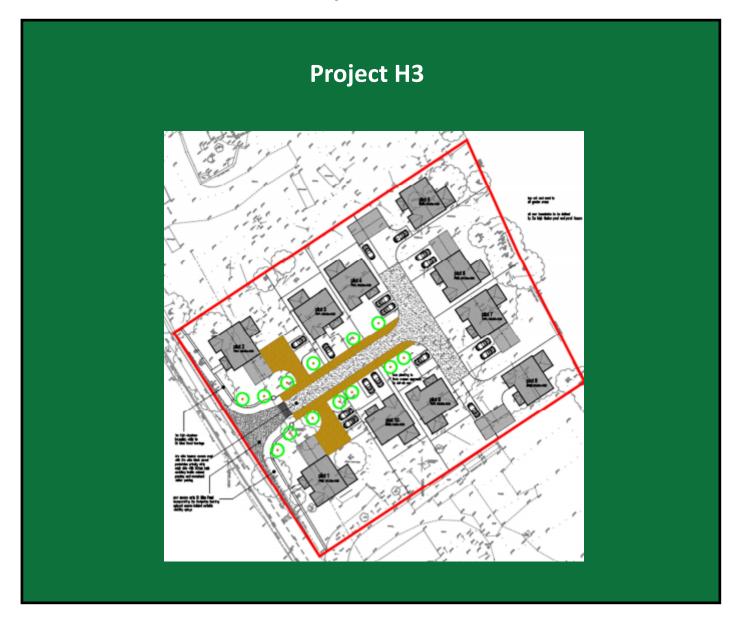
Lets Build Property Tradeforce Building, Cornwall Place Bradford BD8 7JT

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Turn Your Project Plans into Action



** 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 resale 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

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

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PROJECT H 3

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 pro- ject	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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