

Lets Build Property

Tradeforce Building, Cornwall Place

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**LETS BUILD**

## Joint Venture opportunity Peterborough

### TC23, Peterborough



**\*\* 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. \*\***

# TC23 Peterborough

## Key Information

Site Name	TC23
Address	Peterborough
Development Type	New Build , Apartments
Structure	Joint Venture
Investment Required	£1,125,203
Duration	18 Months
ROI	56.3%



## Project Overview

The project is a mix of 1 and 2 bedroom luxury apartments. 50 units in total spread across two blocks. Both blocks contain 25 units and are set on a parcel of land overlooking the Serpentine Lake. The prospective site is at Hampton Leys, Peterborough which lies within Cambridgeshire. It is located within the administrative area of Peterborough Council.

There is a major need for housing in this area and eventually Hampton will have up to 8,500 new homes spread over its four local areas, with additional schools, local centres and leisure facilities, as well as commercial and retail areas providing more than 12,000 jobs. Construction started in 1996 and is scheduled to continue until at least 2023.

This area is a well known shopping hub and has all the amenities to support its local housing needs as well as good transport links to major cities such as London and Birmingham.

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## The Project

The proposed scheme comprises of a mix of 50, 1 and 2 bed units spread over two blocks with an average sale price of £167,618 and an average price per sqft of £299. The average size of a unit is 562 sqft

Both blocks benefit from lake views and will be finished to a high standard. Looking at local comparable properties these figures can easily be achieved



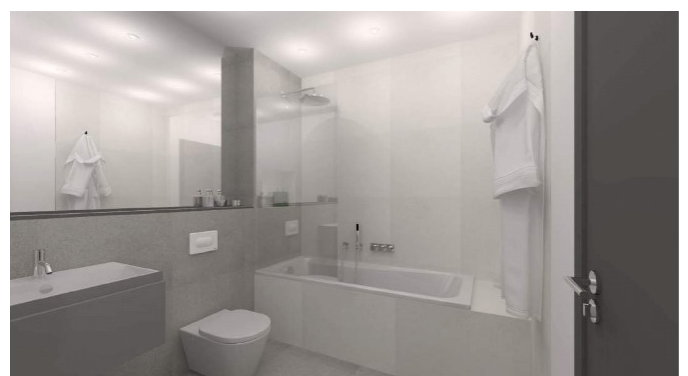
## Accommodation Schedule

Number of units	Unit	SQ FT	Re-sale	£ psf
	<b>Block A</b>			
1	GF 2 bed	613	£184,513	301
2	GF 2 bed	613	£184,513	301
3	GF 1 bed	452	£139,668	309
4	FF 2 bed	613	£179,609	293
5	FF 2 bed	613	£179,609	293
6	FF 2 bed	613	£179,609	293
7	FF 2 bed	613	£179,609	293
8	FF 1 bed	452	£139,668	309
9	FF 1 bed	452	£139,668	309
10	SF 2 bed	613	£179,609	293
11	SF 2 bed	613	£179,609	293
12	SF 2 bed	613	£179,609	293
13	SF 2 bed	613	£179,609	293
14	SF 1 bed	452	£139,668	309
15	SF 1 bed	452	£139,668	309
16	Third Floor 2 bed	613	£179,609	293
17	Third Floor 2 bed	613	£179,609	293
18	Third Floor 2 bed	613	£179,609	293
19	Third Floor 2 bed	613	£179,609	293
20	Third Floor 1 bed	452	£139,668	309
21	Third Floor 1 bed	452	£139,668	309
22	Fourth F 2 bed	721	£209,811	291
23	Fourth F 2 bed	721	£209,811	291
24	Fourth F 1 bed	435	£134,850	310
25	Fourth F 1 bed	435	£134,850	310

# TC23 Peterborough

## Accommodation Schedule Continued

Number of Units	Block B			
1	GF 2 bed	613	£184,513	301
2	GF 2 bed	613	£184,513	301
3	GF 1 bed	452	£139,668	309
4	FF 2 bed	613	£179,609	293
5	FF 2 bed	613	£179,609	293
6	FF 2 bed	612	£179,316	293
7	FF 2 bed	612	£179,316	293
8	FF 1 bed	452	£139,668	309
9	FF 1 bed	452	£139,668	309
10	SF 2 bed	613	£179,609	293
11	SF 2 bed	613	£179,609	293
12	SF 2 bed	612	£179,316	293
13	SF 2 bed	612	£179,316	293
14	SF 1 bed	452	£139,668	309
15	SF 1 bed	452	£139,668	309
16	Third Floor 2 bed	613	£179,609	293
17	Third Floor 2 bed	613	£179,609	293
18	Third Floor 2 bed	612	£179,316	293
19	Third Floor 2 bed	612	£179,316	293
20	Third Floor 1 bed	452	£139,668	309
21	Third Floor 1 bed	452	£139,668	309
22	Fourth Floor 2 bed	721	£209,811	291
23	Fourth Floor 2 bed	721	£209,811	291
24	Fourth Floor 1 bed	435	£134,850	310
25	Fourth Floor 1 bed	435	£134,850	310
	Commercial	0	£0	
	Freehold		£320,000	
<b>TOTAL</b>		<b>28,110</b>	<b>£8,700,906</b>	



# TC23 Peterborough

## Summary

Summary		
Development Profit		£1,584,297
Return on Development Costs		22.3%
Total Return on Equity		140.11%
<b>Investor Return on Equity</b>		<b>56.3%</b>
Estimated build time - months		18
Estimated total project time - months		24
Annualised return on project		70.05%
<b>Borrowing Percentage on Purchase</b>		<b>60.00%</b>
<b>Cash Percentage</b>		<b>40.00%</b>
Borrowing Percentage on Build		100.00%
Cash percentage on Build		0.00%
<b>TOTAL LOAN FACILITY</b>		<b>£5,990,500</b>
Cash Input Required to purchase		£454,000.00
Cash Input required to Build		£671,203.25
<b>Total Cash Input</b>		<b>£1,125,203.25</b>

This project has a good profit margin and a more than capable team to carry it out. The research and information provided is meticulous and should give you confidence that this project is at low risk of any unforeseen circumstances.

A 56.3% ROI within two years is attractive and the level of risk is low. This is an ideal project for an equity partner as a hands off investment.

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

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