



LETS BUILD

WESTWARD Ho

£400K
IN

JOINT VENTURE
PROPOSAL
18 MONTHS

£800K
OUT





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Here is an exciting opportunity to gain an impressive 100% fixed return on your Money. A Joint Venture Partnership is available, to develop 14 luxury homes in Westward Ho, Devon. This opportunity has a great team behind it, a scheme already in place and the land is already purchased. All that is needed now is an equity partner to get this project started

Lets Build are offering you the chance to partner with an experienced developer and are asking for £400,000 in equity, In return for a negotiable and fixed ROI of 100%. That's £400,000 in and £800,000 out, after approximately 18 months!

Take a look at the number below

The Numbers 14 units

GDV	£5,459,850
Gross Development Profit	£2,009,850
Total Cost Excluding Finance	£3,450,000
Profit on GDV pre finance	36.8%
Profit on Costs pre finance	58.2%
Purchase price	£875,000
Net Development Loan to GDV	£3,202,884
Equity required to Supplement Finance	£400,000
Profit on Costs Post finance	43.8%



Today's Plans, Tomorrow's Projects

- The site is situated in a desirable location within sought after Northam. Close by is the prestigious Royal North Devon Golf Course with easy access to the picturesque Northam Burrows. There are a range of local amenities in both Northam and Westward Ho!. With Westward Ho Sandy beach a 5 minute drive away
- The GDV on this project has been checked post lockdown, with the area having a very buoyant market. This development will be the only new build under construction in Westward Ho! or Northam, reducing the competition and increasing the demand for these beautiful homes.



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A full and detailed appraisal has already been carried out on your behalf. This document is just an outline of what is available. Get in touch for further details or to arrange a viewing.

Accommodation Schedule

Type	Beds	Sq ft	Sale Price	£ psf
Bungalow - Detached	3	1280.92	£425,000	331.79
Bungalow - Detached	3	1280.92	£399,950	312.24
Bungalow - Detached	3	1280.92	£399,950	312.24
Bungalow - Detached	3	952.61	£399,950	419.84
Bungalow - Detached	3	952.61	£385,000	404.15
Bungalow - Detached	3	952.61	£375,000	393.65
Bungalow - Detached	3	952.61	£375,000	393.65
Bungalow - Detached	3	952.61	£450,000	472.38
Bungalow - Detached	2	995.67	£425,000	426.85
Bungalow - Detached	3	979.52	£450,000	459.41
Bungalow - Detached	2	979.52	£325,000	331.79
Bungalow - Detached	2	979.52	£375,000	382.84
Bungalow - Detached	2	979.52	£325,000	331.79
Bungalow - Detached	2	979.52	£350,000	357.32
		14,499.11	£5,459,850	

THIS DOCUMENT IS JUST A GLIMPSE OF WHAT IS ON OFFER. FOR FURTHER INFORMATION PLEASE CONTACT THE DETAILS BELOW

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