



RICHMOND

# Company Track Record

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# Top 25 Deals

The directors of London Richmond have been purchasing real estate investments in London since 1998 and have a distinguished track record in the London market. From 2023 we will only be purchasing properties with a minimum of £300,000 profit in some of the best parts of London. We have put our top 25 deals below, with profits per property ranging from £100,000 to £1,100,000. A number of the properties have been retained within our portfolio, for long term capital growth.

Ref	Property Address	Cost*	Sales Price/Valuation**	Gross Profit
1	Springfield Road, Wimbledon SW19 7AL	£1,900,000	£3,000,000	£1,100,000
2	Grovehurst Road, Sittngbourne, ME10 2RB	£390,000	£1,200,000	£810,000
3	Lyne Crescent, Walthamstow, E17 5HY	£321,000	£900,000	£579,000
4	Palace Grove, BR1 3HB	£390,000	£927,000	£537,000
5	Shrewsbury Road, Forest Gate, E7 8AL	£250,000	£600,000	£350,000
6	Abbots Road, E14 0NF	£250,000	£600,000	£350,000
7	Queenstown Road, Battersea SW8 4LP	£800,000	£1,150,000	£350,000
8	Dorothy Road, Battersea, SW11 2JJ (A)	£550,000	£850,000	£300,000
9	Morton Road, N1 3BE (A)	£665,000	£950,000	£285,000
10	Morton Road, N1 3BE (B)	£515,000	£800,000	£285,000
11	London Road, Gravesend, Kent, DA11 9LZ	£95,000	£350,000	£255,000
12	52 Ramshaw Drive, Chelmsford, Essex, CM2 6UB	£525,000	£775,000	£250,000
13	Dorothy Road, Battersea, SW11 2JJ (B)	£500,000	£750,000	£250,000
14	Dorothy Road, Battersea, SW11 2JJ (C)	£500,000	£750,000	£250,000
15	Dorothy Road, Battersea, SW11 2JJ (D)	£450,000	£650,000	£200,000
16	Thorney Hedge Road, W4 5SB	£925,000	£1,100,000	£175,000
17	Carrington Road, SL1 3RH	£140,000	£310,000	£170,000
18	Salisbury Road, Chatham, ME4 5NW	£125,000	£292,000	£167,000
19	Buckingham Road, NW10 4RL	£780,000	£945,000	£165,000
20	Hayday Road, E16 4AS	£125,000	£272,000	£147,000
21	Slade Green Road, DA8 2JE	£170,000	£310,000	£140,000
22	Culloden Close, SE16 3JH	£280,000	£412,500	£132,500
23	Mimms Hall Road, Potters Bar, EN6 3EH	£603,000	£725,000	£122,000
24	Grove Park Gardens, W4 3RY	£325,000	£425,000	£100,000
25	Ripon Road, N9 7RE	£210,000	£310,000	£100,000

\*Cost includes the purchase price plus refurbishment cost.

\*\*For properties retained within our portfolio the valuation is at 1 January 2023.

# Financial Results

London Richmond listed on the stock exchange in January 2023 with a market capitalisation of £63,300,000 and a share price of £6.33. The company was very profitable in 2022, achieving a profit before tax of £2.0m and we anticipate this profit will increase steadily over the next 5-years. If the targets of the company are achieved, we believe the share price will increase £20.00 by 2027 giving us a market capitalisation of £200,000,000. The table below shows the 5-year financial projections of the company.

	Actual	Forecast				
	30/04/2022	30/04/2023	30/04/2024	30/04/2025	30/04/2026	30/04/2027
<b>Income</b>						
Investment properties	£3,000,000	£7,500,000	£15,000,000	£22,500,000	£30,000,000	£37,500,000
Advisory income	£228,488	£250,000	£300,000	£350,000	£400,000	£450,000
Rental Income	£0	£300,000	£600,000	£900,000	£1,200,000	£1,500,000
Other Income	£1,250,572	-	-	-	-	-
<b>Total income</b>	<b>£4,479,060</b>	<b>£8,010,000</b>	<b>£15,800,000</b>	<b>£23,600,000</b>	<b>£31,400,000</b>	<b>£39,200,000</b>
<b>Costs</b>						
Property Purchase Costs	£1,573,788	£3,750,000	£7,500,000	£11,250,000	£15,000,000	£18,750,000
Refurbishment Costs	£580,168	£1,875,000	£3,750,000	£5,625,000	£7,500,000	£9,375,000
Administrative Costs	£136,099	£75,000	£150,000	£225,000	£300,000	£375,000
Finance Costs	£13,088	£1,197,000	£2,170,000	£2,615,000	£3,820,000	£4,625,000
Other Costs	£200,000	£200,000	£200,000	£200,000	£200,000	£200,000
<b>Total Costs</b>	<b>£2,503,143</b>	<b>£7,097,000</b>	<b>£13,770,000</b>	<b>£19,915,000</b>	<b>£26,820,000</b>	<b>£33,325,000</b>
<b>Profit before Tax</b>	<b>£1,975,917</b>	<b>£2,197,500</b>	<b>£4,175,000</b>	<b>£6,162,500</b>	<b>£8,150,000</b>	<b>£10,137,500</b>
<b>Tax</b>	<b>£-375,424</b>	<b>£-417,525</b>	<b>£-793,250</b>	<b>£-1,170,875</b>	<b>£-1,548,500</b>	<b>£-1,926,125</b>
<b>Profit</b>	<b>£1,600,493</b>	<b>£1,779,975</b>	<b>£3,381,750</b>	<b>£4,991,625</b>	<b>£6,601,500</b>	<b>£8,211,375</b>
<b>Price Share</b>	<b>£6.33</b>	<b>£6.33</b>	<b>£7.50</b>	<b>£10.00</b>	<b>£15.00</b>	<b>£20.00</b>
<b>Market Capitalisation*</b>	<b>£63,300,000</b>	<b>£63,300,000</b>	<b>£75,000,000</b>	<b>£100,000,000</b>	<b>£150,000,000</b>	<b>£200,000,000</b>

[See the Listing Here](#)

\*Company listed on the MERJ Stock Exchange on 19th January 2023.



# Case Study

## 77 Dorothy Road

*Battersea, London SW11 2JJ*

In April 2022, London Richmond completed a lovely redevelopment project in Battersea, South-West London, converting a derelict house and wine bar into four luxury apartments. With its excellent transport links and local amenities, Battersea remains one of the best investment areas in London. There is often an overspill of buyers and tenants from nearby Chelsea, primarily vibrant young professionals looking to get a bigger property for their money. The Company purchased this project as a four-bedroom house with a commercial unit below for £1.5 million. The conversion to four luxury apartments took five months and cost £500,000 and the properties now have a combined market valuation of £3 million. The 4 apartments are now being rented for approximately £20,000 per month.

### Key property details

- ▶ Four luxury apartments with high-end finishes and designed interiors throughout
- ▶ Close proximity to Clapham Junction mainline rail and London Overground station
- ▶ Plenty of local bus routes offering easy access into Clapham, Nine Elms and Chelsea
- ▶ Walking distance to the wide array of local shops, restaurants and pubs on Lavender Hill, Battersea Rise and Northcote Road
- ▶ Proximity to the popular green spaces of Clapham Common and Battersea Park
- ▶ The A3205 and A3220 are both easily accessible, offering swift access into Central London

[See the Completed Project Here](#)



# Case Study

## 82 Buckingham Road

*Harlesden, London Nw10 4RL*

82 Buckingham Road is a 4-bedroom property with a beautiful loft conversion in Harlesden, north-west London. We recently sold this property for £945,000. We originally purchased the property for £630,000 as a distressed sale; it was a 3-bedroom house in a state of disrepair. We completely renovated the property and converted the loft space into a fourth bedroom and en suite bathroom, with all works completed in just 14 weeks at a cost of around £115,000. From March 2022, the property was let with an impressive net yield of 7.5%.

We are delighted to have achieved such strong returns from this project through a strategic combination of rental and sale. We believe this blended approach will allow us to maximise returns from our property portfolio in any economic climate.

### Key property details

- ▶ Property was converted into a stunning 4 bedroom property with a high quality loft conversion
- ▶ Located in an up and coming area in North West London
- ▶ Excellent transport links from Willesden Junction into central London within 15-minutes
- ▶ Highest price ever achieved on this road due to the exceptional quality of the refurbishment

[See the Completed Project Here](#)



# Case Study

## 21 Springfield Road

Wimbledon, London SW19 7AL

We purchased this five-bedroom semi-detached house in the South-West London suburb of Wimbledon for £1.3million in January 2023. The purchase price was 30% below its market value of £1.85m and after finding the property we exchanged contracts within 72-hours to take advantage of this exceptional deal. Two weeks after exchange, we were called by a prominent local agent and offered £1.8million for the property, which would have represented a quick £500,000 profit. Instead of taking this deal, we have decided to fully refurbish the property and extend it by adding a basement, loft conversion and rear extension to increase its size from 2,129 square feet to over 3,500 square feet. Wimbledon properties sell for in excess of £1,000 per square feet and we are confident to achieve a sales price in excess of £3.0m, giving us a profit of over £1million.

### Key property details

- ▶ Attractive five-bedroom period property over 2,000sq foot
- ▶ Conversion to seven-bedroom property over 3,500sq foot
- ▶ Well-located to shops, cafes and bars of Wimbledon Village
- ▶ Close proximity to the green spaces of Putney Heath and Richmond Park, as well as the famous 'All England Lawn Tennis & Croquet Club'
- ▶ Accessible via the A3 and the A24, which also provide good road connections into central London and Surrey

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