



RICHMOND

INTRODUCTION TO OUR COMPANY

London Residential Real Estate is one of the safest and most secure investments in the world. This letter provides a brief introduction to our company and to the background of the owners, who have been purchasing investment properties in London since 1998 and have been involved in over 100 residential real estate transactions.

In 2019 we set up a series of investment funds, branded as London Bonds, London Chelsea and London Richmond to allow investors to join with us and invest in one of the strongest real estate markets in the world. Our company has a target of achieving at least £100,000 profit on each investment we make, and often on larger projects we achieve profits in excess of £500,000. Our profits are made by sourcing the best opportunities in London and this is achieved by using our extensive network of sourcing agents throughout the UK.

A large number of our deals are bought from distressed sellers, and while repossessions were stopped during the Covid-19 pandemic, there is now a huge backlog in the market and we are expecting the highest number of repossessions in 2022. We provide regular information about our company to qualified investors and have included some links below.

1. [Quarterly Updates](#)
2. [Case Studies](#)
3. [What We Do Video](#)
4. [What If Scenario Video](#)
5. [Track Record of the Owners](#)

PROGRESS DURING 2021

During 2021 we purchased 4 properties as follows:

1. Buckingham Road, Harlesden, London NW10 4RL
2. Mimms Hall Road, Potters Bar, Hertfordshire XXXXXX
3. Queenstown Road, Battersea, London XXXXXX
4. Dorothy Road, Battersea, London SW11 2JJ

BUCKINGHAM ROAD

[Project Video](#)

Property Synopsis

This was a distressed sale of a three-bedroom terraced house in Harlesden, north-west London. We agreed a price of £630,000 for the property and completed the purchase quickly in May 2021.

When assessing the property, we had considered immediately refurbishing it for £115,000 and then selling it for around £850,000. However, as the surrounding area was increasing significantly in value, and the UK had a series of Covid restrictions we decided to hold this property for 6-months before commencing works. Working with our architects we then increased the specification of the refurbishment, including an extensive loft refurbishment at a total build cost of £140,000. The works are due to complete in March 2022, and we have already received an offer on the property for £975,000, although we are looking to achieve a higher price of £1m from the sale, to take our profit on this property to over £200,000.

Purchase - £630,000

Refurbishment - £140,000

Sale Price- £1,000,000

Strategy employed – (2, purchase, refurb, sale)

Status – Offer received on the property at £975,000

MIMMS HALL ROAD

[Project Video](#)

Property Synopsis

This was a distressed sale of a four-bedroom semi-detached house. The owner was in severe financial difficulty and the property was uninhabitable. We completed the purchase in April 2021 at a price of £505,000. The property was fully refurbished at a cost of £98,000 and a sale has been agreed for £725,000.

Purchase Price: £505,000

Refurbishment Cost: £98,000

Sales Price: £725,000

Strategy employed – (2, purchase, refurb, sale)

Status – Sale agreed on the property at £725,000 from a chain free buyer

QUEENSTOWN ROAD

[Project Video](#)

Property synopsis

We purchased this property in April 2021 for £654,000. The property required a complete renovation and extension, where we increased the square footage from around 1,000 square feet to 1,500 square feet with a loft conversion and rear extension. The refurbishment cost was £180,000.

We have received an offer on this property for £1.15m which we are currently considering. If we sell the property for this price, we will achieve over £300,000 profit.

Strategy employed – (2, purchase, refurb, sale)

Status – Offer rejected W/C 21st February for £1.15m from a buyer in a chain, new offers being reviewed

DOROTHY ROAD

[Project Video](#)

Property synopsis

We purchased this property in October 2021 for £1.5m with planning permission to convert it into four residential flats. The property is being refurbished at a total cost of £500,000 to create one 1-bed flat, one 2-bed flat and two 3-bed flats. This area is popular for the burgeoning pied-a-terre market, particularly with buyers who own main residences outside of London and commute back and forth by train.

The anticipated sales price for the 4 units is £3.0m as follows:

- 1 bed apartment £600,000
- 2 bed first floor apartment £750,000
- 3 bed ground floor apartment with garden £900,000
- 3 bed top floor apartment £750,000

Purchase Price: £1,500,000

Refurbishment Cost: £500,000

Sales Price: £3,000,000

Strategy employed – (2, purchase, refurb, sale)

Status – The property is now 12 weeks into construction phase, with four weeks left to go.

SUMMARY

2021 has been a successful year for us and we will achieve good profits on all of the investments we have made. Moving into 2022 we believe that the London Residential Real Estate market will continue to provide excellent investment opportunities for us to take advantage of.

Yours sincerely,

Andrew Thompson

Andrew Thompson
President
London Richmond