

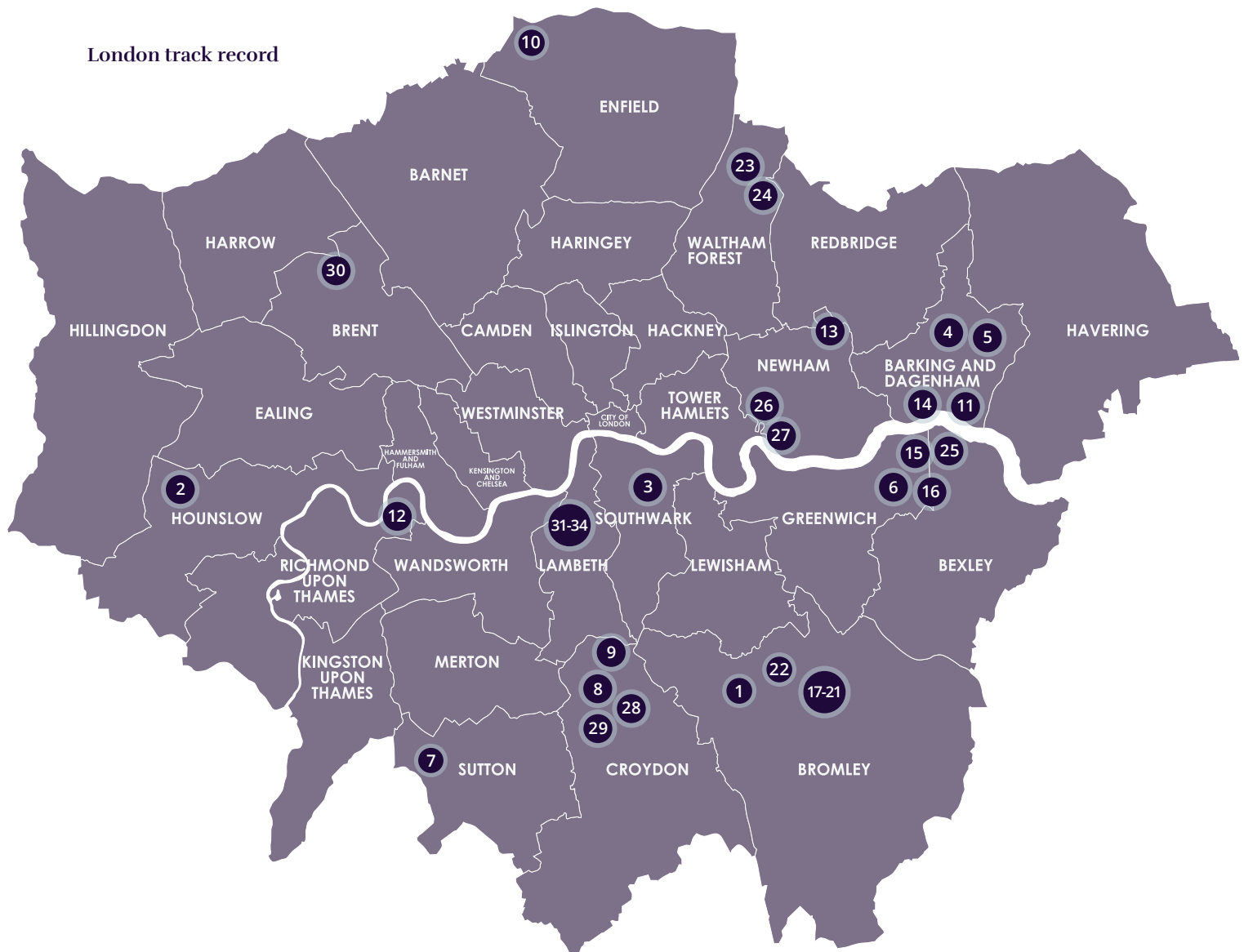


LONDON BONDS

Track Record

The directors of London Bonds have purchased the following properties in London and have sold them on for a substantial profit over the last few years. The increasing availability of suitable distressed properties has driven the team to seek substantial funds to increase the purchasing power of London Bonds.

London track record



For information please call: +44 (0)207 183 2170 to speak to a member of our team.

London Bonds, 6th Floor, 60 Gracechurch Street, London EC3V 0HR

Disclaimer: The information contained herein is not intended to be a source of advice or credit analysis with respect to the material presented, and the information and/or documents contained in this document do not constitute investment advice.



LONDON BONDS

London Portfolio

Ref	Property Address	Purchase Price	Sale Price	Gross Profit
1	BLAKEWOOD COURT, SE20 8NS	£140,000	£180,000	£40,000
2	CHAPEL RD, TW3 1UL	£160,000	£260,000	£100,000
3	CULLODEN CLOSE, SE16 3JH	£280,000	£412,500	£132,500
4	BECONTREE AVENUE, RM8 2UA	£185,000	£241,000	£56,000
5	BECONTREE AVENUE, RM8 2UB	£188,000	£230,000	£42,000
6	BIRLING ROAD, DA8 3HS	£171,000	£241,000	£70,000
7	MONTECUTE ROAD, SM4 6RJ	£252,000	£290,000	£38,000
8	PEMDEVON ROAD, CR0 3QQ	£260,000	£310,000	£50,000
9	RAWNSLEY AVENUE, CR4 4BX	£200,000	£261,000	£61,000
10	RIPON ROAD, N9 7RE	£210,000	£310,000	£100,000
11	MAPLESTEAD ROAD, RM9 4XH	£203,000	£243,000	£40,000
12	CLARENCE LANE, SW15 5QA	£145,500	£245,000	£99,500
13	SHREWSBURY ROAD, FOREST GATE, E7 8AL	£250,000	£600,000	£350,000
14	SHAW AVENUE, BARKING, IG11 0UD	£188,000	£288,000	£100,000
15	TANHURST WALK, ABBEY WOOD, SE2 9SN	£95,000	£170,000	£75,000
16	NORTHRIDGE ROAD, DA8 3QH	£155,000	£191,000	£36,000
17	PALACE GROVE, BR1 3HB	£78,000	£232,000	£154,000
18	PALACE GROVE, BR1 3HB (FLAT A)	£78,000	£165,000	£87,000
19	PALACE GROVE, BR1 3HB (FLAT B)	£78,000	£150,000	£72,000
20	PALACE GROVE, BR1 3HB (FLAT C)	£78,000	£180,000	£102,000
21	PALACE GROVE, BR1 3HB (FLAT D)	£78,000	£200,000	£122,000
22	29 SOUTHEND LANE, LONDON, SE6 3AB	£330,000	£380,000	£50,000
Totals		£3,802,500	£5,779,500	£1,997,000

Ref	Property Address	Purchase Price	Retained Value*	Gross Profit
23	LYNE CRESCENT, WALTHAMSTOW, E17 5HY	£160,500	£450,000	£289,500
24	LYNE CRESCENT, WALTHAMSTOW, E17 5HY (FLAT A)	£160,500	£450,000	£289,500
25	SLADE GREEN ROAD, DA8 2JE	£170,000	£310,000	£140,000
26	ABBOTS ROAD, E14 0NF	£250,000	£600,000	£350,000
27	HAYDAY ROAD, E16 4AS	£125,000	£272,000	£147,000
28	REAR OF SAXON ROAD, SE25 5EH	£130,000	£150,000	£20,000
29	REAR OF SAXON ROAD, SE25 5EH (FLAT A)	£130,000	£165,000	£35,000
30	BUCKINGHAM ROAD, NW10 4RL	£630,000	£950,000	£320,000
31	DOROTHY ROAD, SW11 2JJ (FLAT 1)	£360,000	£600,000	£240,000
32	DOROTHY ROAD, SW11 2JJ (FLAT 2)	£490,000	£800,000	£310,000
33	DOROTHY ROAD, SW11 2JJ (FLAT 3)	£410,000	£675,000	£265,000
34	DOROTHY ROAD, SW11 2JJ (FLAT 4)	£440,000	£725,000	£285,000
Totals		£3,456,000	£6,147,000	£2,691,000

Home Counties Portfolio

Ref	Property Address	Purchase Price	Sale Price	Gross Profit
35	CARRINGTON ROAD, SL1 3RH	£140,000	£310,000	£170,000
36	ARMSTRONG CLOSE, SS17 7BX	£175,000	£198,000	£23,000
37	THE FOUR ACRES, CM21 9LJ	£260,000	£312,500	£52,500
38	AYNSLEY GARDENS, CM17 9PD	£125,000	£221,000	£96,000
39	GOLDINGHAM AVENUE, IG10 2JF	£195,000	£218,000	£23,000
40	GROVEHURST ROAD, SITTINGBOURNE, ME10 2RB	£390,000	£1,200,000	£810,000
41	30-32 THORNEY LANE SOUTH, IVER, SL0 9AE	£88,000	£134,250	£46,250
Totals		£1,373,000	£2,593,750	£1,220,750

Ref	Property Address	Purchase Price	Retained Value*	Gross Profit
42	SALISBURY ROAD, CHATHAM, ME4 5NW	£62,500	£142,000	£79,500
43	SALISBURY ROAD, CHATHAM, ME4 5NW (FLAT A)	£62,500	£150,000	£87,500
44	LONDON ROAD, GRAVESEND, KENT, DA11 9LZ	£95,000	£350,000	£255,000
45	LUTON ROAD, CHATHAM ME4 5AE	£95,000	£180,000	£85,000
46	52 RAMSHAW DRIVE, CHELMSFORD, ESSEX, CM2 6UB	£525,000	£775,000	£250,000
47	MIMMS HALL ROAD, POTTERS BAR EN6 3EH	£505,000	£815,000	£310,000
Totals		£1,345,000	£2,412,000	£1,067,000

*Valuation correct at 1 August 2021 for all properties retained in our portfolio

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