



## RICHMOND

### DECEMBER 2022 UPDATE

London Richmond is a real estate development and investment group focusing on the purchase, refurbishment and sale or letting of residential properties in the capital and surrounding areas. Our directors have been successfully investing in London property since 1998, transforming discounted properties into luxury homes and generating substantial profits. Our company thrives in difficult market conditions. When interest rates are high and the market has uncertainty we are able to purchase the best deals, with significant upside in a short space of time.

### TARGET PERFORMANCE

London Richmond is targeting a minimum profit of £500,000 on each new property purchase and our plan for 2023 is to complete 10 projects. The type of property we are focusing on buying is large individual houses in zones 1-4 in London that we can extend through loft conversions, rear extensions and basement conversions.

### ACTUAL AND POTENTIAL RETURNS

Below are the high level financial figures for 3 projects, one which has been completed (77 Dorothy), one which has been purchased with the works to start in January (21 Springfield) and one that we are considering buying (1 Digby). These 3 projects all meet the minimum criteria of £500,000+ per project.

	77 DOROTHY ROAD BATTERSEA SW11 2JJ	21 SPRINGFIELD ROAD WIMBLEDON SW19 7AL	1 DIGBY CRESENT FINSBURY PARK N4 2HS
Status	Completed	Recently Purchased	Potential Purchase
Construction Time	16-weeks	12-weeks	10-weeks
Completed Valuation	£3,000,000	£3,000,000	£2,250,000
Purchase Price	£1,500,000	£1,300,000	£1,150,000
Stamp Duty	£64,500	£54,500	£47,000
Legal Costs	£6,000	£6,000	£6,000
Architects/Planning	£1,000	£4,250	£4,250
Construction Costs	£525,000	£400,000	£300,000
Total Cost	£2,096,500	£1,764,750	£1,507,250
<b>Profit</b>	<b>£903,500</b>	<b>£1,235,250</b>	<b>£742,750</b>