



FALCON
Investment Ltd

INVESTMENT PROPOSAL



Falcon Investment Ltd is devoted to providing high quality residential and mixed-use developments. Through our activities as brownfield regeneration specialists and as a self-delivering homebuilder, we continue to realise high returns on all investments.

WHO WE ARE

Our foundations have been built on a proactive and decisive approach to identifying the right land opportunities, ability to navigate the complex planning system and to maximise the potential of the final development.

This knowledge and experience influences our decisions when it comes to choosing appropriate plots for self-delivery, ensuring we can maximise the value of the final developments.



CASE STUDIES



FALCON HOUSE - PHASE ONE

Purchased nursery and land to develop 10 residential apartments for private sale directly to homeowners and the investment market.

- Acquisition - £500,000
- Development Cost - £980,000
- GDV - £2,400,000
- Net Profit - £920,000
- Return - 38.3%



PEEL HOUSE - PHASE ONE

Purchased commercial property to convert to 12 residential apartments, retaining 2 commercial ground floor units, for private sale, predominantly to buy-to-let Investment market.

- Acquisition - £900,000
- Development Cost - £930,000
- GDV - £3,180,000
- Net Profit - £1,350,000
- Return - 42.4%



KING CHARLES - PHASE ONE

Purchased commercial property to develop 19 residential apartments and 1 commercial ground floor unit. Currently under offer from Housing Association. Completion date - February 2018.

- Acquisition - £1,890,000
- Development Cost - £4,510,000
- GDV - £10,600,000
- Net Profit - £4,200,000
- Return - 39.6%





WHY INVEST IN US?

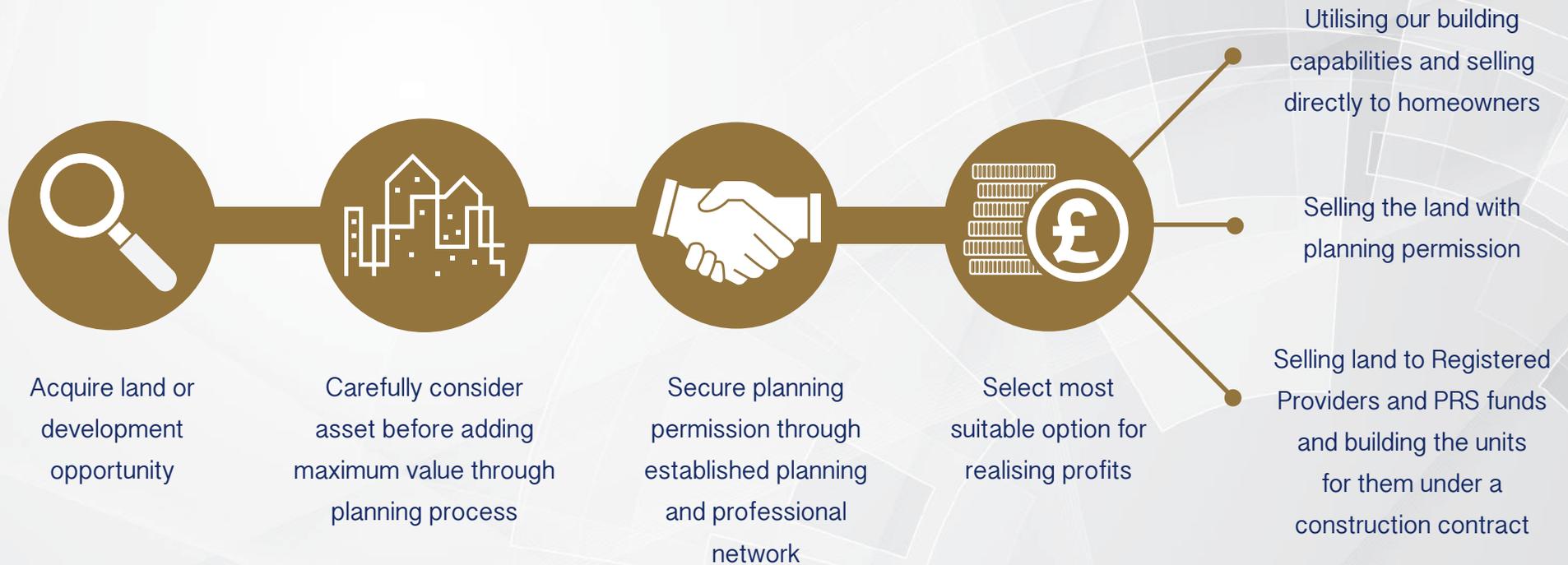
- Strong management team
- Adding value throughout the development process
- Diverse land portfolio in South East of England
- Unrealised value in land assets
- Ability to maximise profit delivering appropriate returns

OUR STRONG MANAGEMENT TEAM

Our versatile structure, relatively small team, local insight and opportunistic approach gives us a competitive advantage, ensuring we can react fast to secure the sites we want at a price that provides healthy returns. Once secured, our knowledge of and relationships with local authorities, and the wealth of experience in our land and planning teams, means that we are able to secure planning consent for the sites we own and manage.



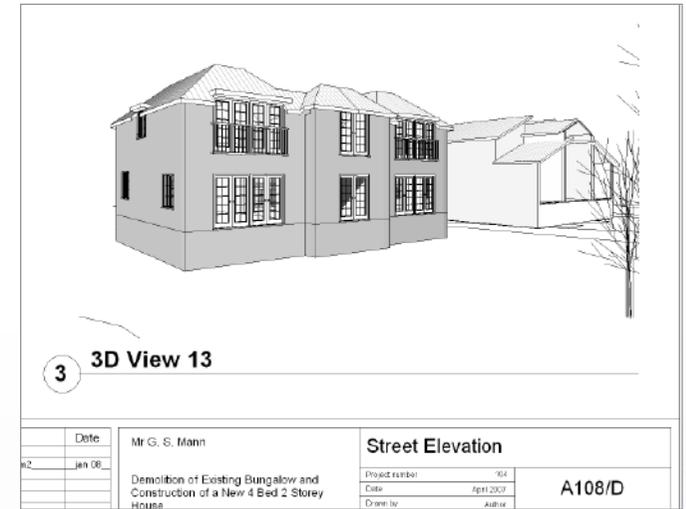
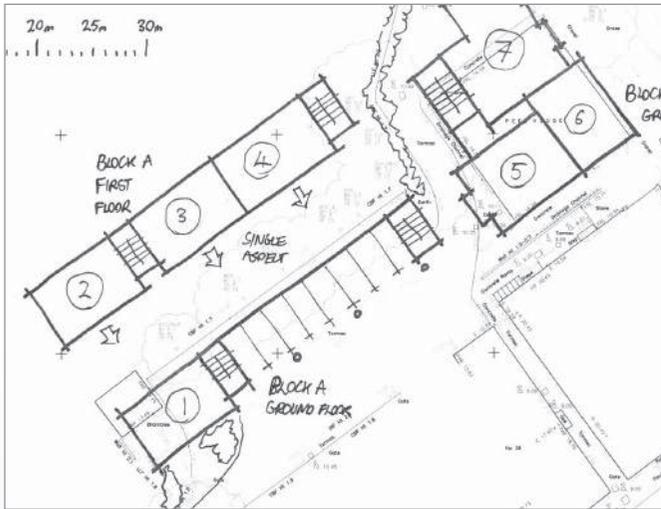
OUR BUSINESS MODEL



Each of these processes is underpinned by an ongoing assessment of the market conditions, customer demands, specific opportunities and cash flow. The continual decision making and refining process based on these considerations means that we not only produce highly sought after homes and developments, but deftly balance our assets and cash, maintaining a responsive, forward looking financial strategy.



2018 PROJECT INVESTMENTS



PEEL HOUSE - PHASE 2

- Land Purchase - n/a
(Freehold land from previous purchase)
- Development Proposal - To build 9 two-bedroom apartments
- Development Cost - £1,500,000
- GDV - £2,700,000
- NET PROFIT - £1,200,000
- **Estimated return - 44.4%**

KING CHARLES - PHASE 2

- Land Purchase - £955,000
(Existing 3 commercial + 3 residential)
- Development Proposal – To build minimum 9 two-bedroom apartments + 3 commercial units
- Development Cost - £2,160,000
- GDV - £5,400,000
- NET PROFIT - £2,285,000
- **Estimated return - 42.3%**

10 RIVERSIDE

- Land Purchase - £775,000
(Existing 4 bedroom bungalow on 1 acre land)
- Development Proposal - To build 9 two-bedroom apartments
- Development Cost - £1,500,000
- GDV - £2,700,000
- NET PROFIT - £1,200,000
- **Estimated return - 44.4%**



YOUR INVESTMENT OPPORTUNITY

Seeking a first tranche of £5m
with expected returns of 10% per annum, which could rise to 15%.

CONTACT

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