



PRESENTATION ON 14 FEB 2023 BY ANDREW THOMPSON FOUNDER OF LONDON RICHMOND





WELCOME

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LONDON

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SUMMARY

INTRODUCTION

London Richmond is a Real Estate Investment and Development Company focusing on Residential Real Estate in London

Our Strategy is to Purchase, Extend & Refurbish Properties in London

Properties are then Sold for Good Profits or Rented on High Yields

The Owners been Purchasing Real Estate in London since 1998.



Case Study 77 Dorothy Road

Battersea, London SW11 2JJ

PURCHASE PRICE: £1.5M

REFURBISHMENT: £500K

VALUATION: £3.0M

PROFIT: £1.0M





Key property details

- Four luxury apartments with high-end finishes and design-led 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
- 4 bedroom house with a commercial unit converted into 4 flats
- Purchased for £1.5m and refurbished for £500,000
- Valuation of £3m

See the Completed Project Here

Case Study 82 Buckingham Road

Harlesden, London Nw10 4RL

PURCHASE PRICE: £630,000

REFURBISHMENT: £150,000

VALUATION: £945,000

PROFIT: £165,000





Key property details

See the Completed Project Here

- Property was converted into a stunning 4 bedroom property with a high quality
- loft conversion
- 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
- Purchased for £630,000
- Works completed in 8 weeks for £150,000
- Property sold for £945,000

Case Study 21 Springfield Road

Wimbledon, London SW19 7AL

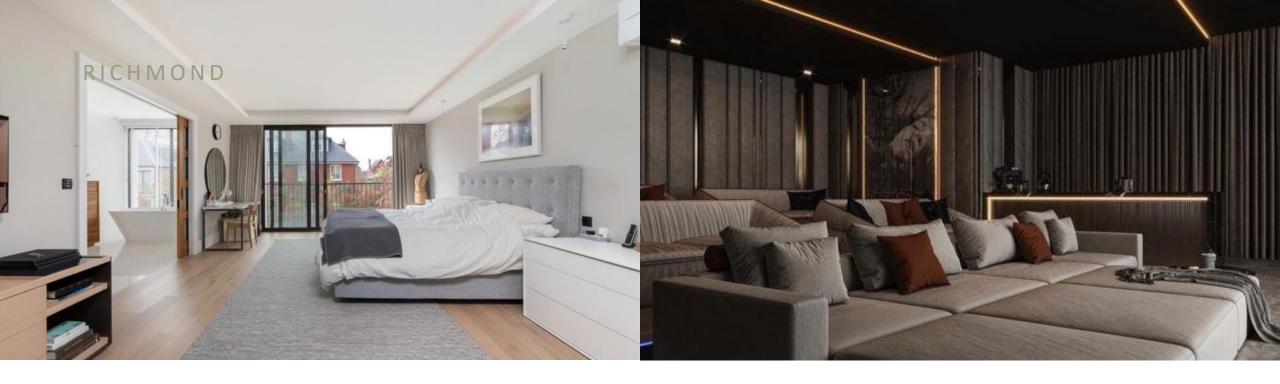
PURCHASE PRICE: £1.3M

REFURBISHMENT: £600K

VALUATION: £3.0M

PROFIT: £1.1M

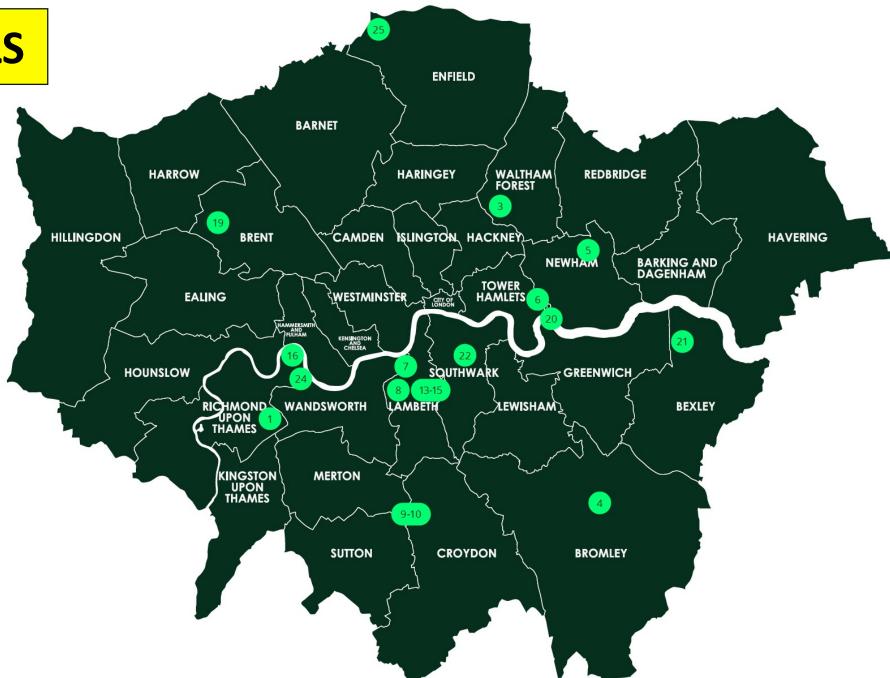




Key property details

- 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
- Purchased 30% BMV for £1,300,000
- Will be refurbished and extended from 2,129 sq ft to 3500 sq ft
- Completed valuation of £3,000,000

TOP 25 DEALS



£300,000 TARGET

Ref	Property Address	Year	Cost*	Price/Valuation**	Gross Profit
1	Springfield Road, Wimbledon SW19 7AL	2022	£1,900,000	£3,000,000	£1,100,000
2	Grovehurst Road, Sittngbourne, ME10 2RB	2016	£390,000	£1,200,000	£810,000
3	Lyne Crescent, Walthamstow, E17 5HY	2005	£321,000	£900,000	£579,000
4	Palace Grove, BR1 3HB	2011	£390,000	£927,000	£537,000
5	Shrewsbury Road, Forest Gate, E7 8AL	2013	£250,000	£600,000	£350,000
6	Abbots Road, E14 0NF	2008	£250,000	£600,000	£350,000
7	Queenstown Road, Battersea SW8 4LP	2022	£800,000	£1,150,000	£350,000
8	Dorothy Road, Battersea, SW11 2JJ (A)	2022	£550,000	£850,000	£300,000
9	Morton Road, SM4 6EF (A)	2023	£665,000	£950,000	£285,000
10	Morton Road, SM4 6EF (B)	2023	£515,000	£800,000	£285,000
11	London Road, Gravesend, Kent, DA11 9LZ	2017	£95,000	£350,000	£255,000
12	52 Ramshaw Drive, Chelmsford, Essex, CM2 6UB	2020	£525,000	£775,000	£250,000
13	Dorothy Road, Battersea, SW11 2JJ (B)	2022	£500,000	£750,000	£250,000
14	Dorothy Road, Battersea, SW11 2JJ (C)	2022	£500,000	£750,000	£250,000
15	Dorothy Road, Battersea, SW11 2JJ (D)	2022	£450,000	£650,000	£200,000
16	Thorney Hedge Road, W4 5SB	2022	£925,000	£1,100,000	£175,000
17	Carrington Road, SL1 3RH	2017	£140,000	£310,000	£170,000
18	Salisbury Road, Chatham, ME4 5NW	2018	£125,000	£292,000	£167,000
19	Buckingham Road, NW10 4RL	2022	£780,000	£945,000	£165,000
20	Hayday Road, E16 4AS	2022	£125,000	£272,000	£147,000
21	Slade Green Road, DA8 2JE	2022	£170,000	£310,000	£140,000
22	Culloden Close, SE16 3JH	2017	£280,000	£412,500	£132,500
23	Mimms Hall Road, Potters Bar, EN6 3EH	2021	£603,000	£725,000	£122,000
24	Grove Park Gardens, W4 3RY	2022	£325,000	£425,000	£100,000
25	Ripon Road, N9 7RE	2016	£210,000	£310,000	£100,000

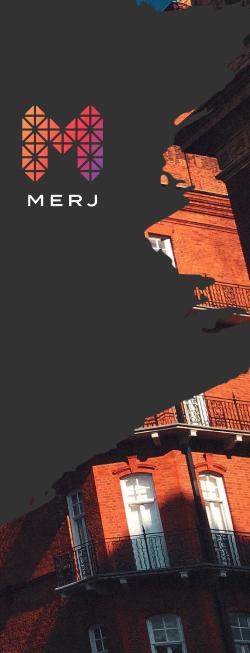
^{*}Purchase Price plus refurbishment

^{**}Valuation at 1 January 2023

Stock Exchange Listing

- Company listed on MERJ stock exchange in January 2023
- Company Valuation of £63,000,000
- Latest financial accounts show a £2,000,000 gross profit
- Profit estimated to reach £10,000,000 by 2027
- Company projected valuation of £200,000,000 by 2027

See The Listing Here





Investment Products

INCOME 10%

GROWTH 12%

INTEREST

10.00% PER ANNUM

12.00% PER ANNUM

PAYMENT

QUARTERLY

PAYMENT 36% ON MATURITY

BONUS

1% FOR 250,000+

BONUS 1% FOR 250,000+

SEMINAR BONUS

1% FOR APPLICATIONS
IN FEBRUARY 2023

SEMINAR BONUS

INTEREST

1% FOR APPLICATIONS

IN FEBRUARY 2023

Interest Examples

Investment Amount	Quarterly Payments 2.5% Per Quarter		Maturity Payments 12% Per Annum	
620,000	Gross Interest paid each Quarter	£750		
£30,000	Total Interest Over 3 Years	£9,000	Total Interest Over 3 Years	£10,800
£50,000	Gross Interest paid each Quarter	£1,250		
130,000	Total Interest Over 3 Years	£15,000	Total Interest Over 3 Years	£18,000
£100,000	Gross Interest paid each Quarter	£2,500		
£100,000	Total Interest Over 3 Years	£30,000	Total Interest Over 3 Years	£36,000
£500,000	Gross Interest paid each Quarter	£12,500		
£500,000	Total Interest Over 3 Years	£150,000	Total Interest Over 3 Years	£180,000



- Bluewater Capital are the Security Trustee for this investment
- Bluewater take a fixed legal charge over the properties purchased
- In the event of default, Bluewater will act for investors
- They can liquidate the business and return the investments





Summary

London is the Number 1 Real Estate Market in the World

The Directors have over 25 Years Experience in this market

We target properties with £300,000 Profit in them

The investments offer 10%-12% returns with a 1% seminar bonus

Our company made £2m profit in 2022 and is continuing to grow

We are listed on the stock exchange with a value of £63.3m

Investments come with a high level of security

Now is the time to Invest in London!

