

*RIVERSIDE
DEVELOPMENT
E14
LONDON*



INVESTMENT OPPORTUNITY

TOTAL INVESTMENT - £6,200,000

RETURN ON INVESTMENT - 32%

DURATION – 18 MONTHS

START DATE – MID 2025

This incredible opportunity offers prospective investors the chance to own 9 new build apartments with a commercial unit on the Thames.

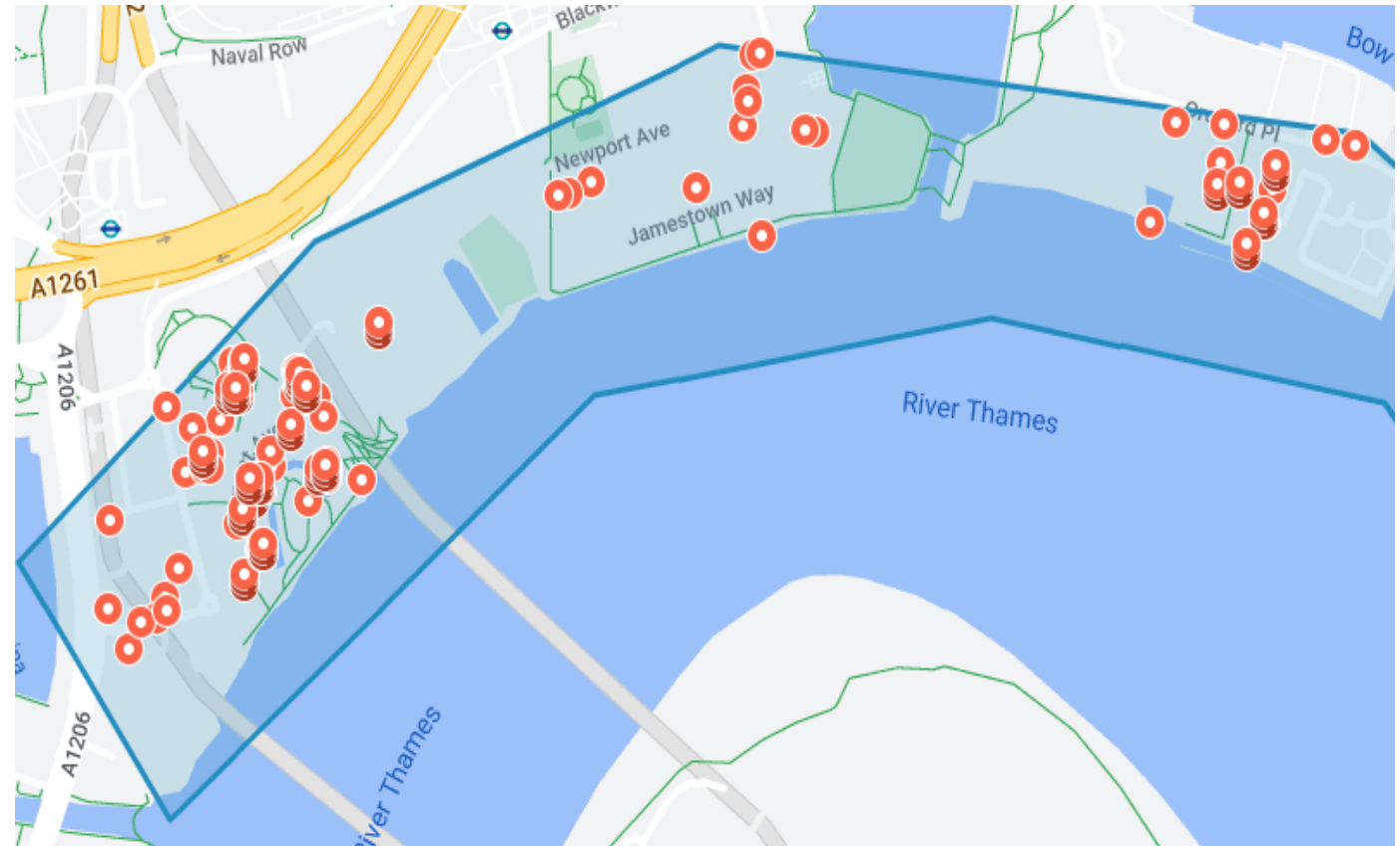
24% under the market Value.



The site comprises a site with planning for a mixed-use scheme facing the River Thames. The site is vacant land with a small building on that will need to be demolished.

The planning is for ground floor flexible commercial space (Class E), community space (Class F1/F2) with 9 x River View Apartments above (1x1 bed, 4x2 beds & 4x3 beds).

We have taken nearby comparables of the local area and applied a rate of £1,000 per sq ft which is comparable to nearby river front new builds. There appears to be a premium towards comparable new build and river apartments compared to secondary apartments without a river view.



COMPARABLES

Unit Number	Address	Postcode	Type/Floor	Sale Price	Date	Sq Ft	£ per sq ft	Comments
K403	Good Luck Hope	E14 0JZ	2nd	£845,000	Jun-24	912	£926.54	Partial river view, but there is a new development that is going to remove most of the river view
D1104	Good Luck Hope	E14 0JZ	Ground	£750,000	Aug-24	752	£997.34	River frontage
Plot 5	Good Luck Hope	E14 0JZ	Townhouse	£1,100,000	Nov-23	877	£1,254.28	No river views
Plot 3806	Wardian	E14 9TP	38th	£1,050,000	Feb-24	845	£1,242.60	No river views. The property is located in a better location than the subject
Plot 4301	Wardian	E14 9TP	43th	£1,025,000	Mar-24	870	£1,178.16	Half river views. The property is located in a better location than the subject
305	Harbord Square	E14 9TH	3rd	£811,500	Dec-23	809	£1,003.09	Distant River views. The property is located in a better area than the subject. The property is not river frontage
304	Harbord Square	E14 9TH	3rd	£818,000	Jan-23	809	£1,011.12	Distant River views. The property is located in a better area than the subject. The property is not river frontage
405	Harbord Square	E14 9TH	4th	£836,500	Jan-23	809	£1,033.99	Distant River views. The property is located in a better area than the subject. The property is not river frontage
203	Harbord Square	E14 9TH	2nd	£1,050,000	Dec-23	1037	£1,012.54	Distant River views. The property is located in a better area than the subject. The property is not river frontage
506	Harbord Square	E14 9TH	5th	£1,080,000	Dec-23	1037	£1,041.47	Distant River views. The property is located in a better area than the subject. The property is not river frontage
			Average	£ 936,600.00		876	£ 1,070.11	



RE-SALES:

UNIT TYPE	BEDS	SQ M	SQ FT	RE-SALE	£ PSF
Commercial Unit	E	100	1076	£307,000.00	£20.00
Unit 1	2	80	861	£860,800.00	£1,000.00
Unit 2	3	86	925	£925,360.00	£1,000.00
Unit 3	2	80	861	£860,800.00	£1,000.00
Unit 4	3	86	925	£925,360.00	£1,000.00
Unit 5	2	80	861	£860,800.00	£1,000.00
Unit 6	3	86	925	£925,360.00	£1,000.00
Unit 7	2	80	861	£860,800.00	£1,000.00
Unit 8	1	61	656	£656,360.00	£1,000.00
Unit 9	3	94	1011	£1,011,440.00	£1,000.00
Total		833	8963	£8,194,080	£902.00

SUMMARY

Purchase price	£1,675,000.00
Stamp duty	£ 73,250.00
Legal and other fees	£ 51,750.00
Total Purchase Cost	£1,800,000.00
Construction cost	£2,175,000.00
Professional fees	£ 107,500.00
Contingency	£ 217,500.00
Total Build Cost	£2,500,000.00
CIL and S106	£1,070,000.00
Carbon Offest	£ 30,000.00
Construction Fee	£ 800,000.00
Total Fees	£1,900,000.00
GDC	£6,200,000.00
GDV	£8,200,000.00
Gross Profit	£2,000,000.00

