



Property Inside London provides expert guidance on London property.

We are completely focused on the London property market.

We provide a personal service.

We have no intention of becoming a large or impersonal organisation.

Property Inside London would be delighted to discuss your specific needs to create the right service for you.



Who We Are

- We focus solely on the London property market
- Each key team member has over 15 years' experience in the London residential property investment market and dealing with overseas investors
- Representatives in London, China, Hong Kong & Singapore
- We carry out extensive due diligence on behalf of our clients
- Our proven track record in London distinguishes us from others
- We have completed investments worth tens of millions of pounds
- Established relationships with leading property agents and developers including Benham & Reeves, Chase Evans, DTZ, Hadleigh, Quant International, Foxtons, Knight Frank
- Access to leading professional advisers- accountant, lawyers, surveyors and similar
- Young, flexible & personal
- A dedicated service to clients

Our services

Property search and selection:

- Identification of properties, both on-market and off-market
- Negotiation on your behalf
- Preparation on property for letting or occupancy



Property letting and management:

- Assist/ manage any refurbishment
- Deal with local letting agents on your behalf
- Active management of the property to enhance long term income & capital growth

Introduction to experts to assist with areas such as visas, tax and legal issues

Assisting you in settling into the UK, should you wish to do so

Identification and management of residential development opportunities:

- We undertake extensive due diligence so you have a good estimate of the profit from the development before committing
- We take an active role in the management of the development
- Negotiation of purchase and, if appropriate, sale of property

In addition to prime residential investment, we have access to residential development opportunities. The level of due diligence we undertake and our active role in the management of the development reduce the level of risk typically involved in these ventures. Before presenting an opportunity we will have a good view on each of the purchase price and costs, the cost of development and the end sale or rental value, thus giving a good estimate on the anticipated profit

Our relationships with quality builders also position us to provide attractive returns by providing innovative financing solutions.

Why invest in London property

- Quality London residential property has historically provided high capital growth and a predictable income
- Leading analysts see London property as a stable asset capable of providing a steady rental income and capital growth. Research from Cuttens, a leading London agent,



states:

“Central north west London was the best performing London region during Q3 2012, with an outstanding upturn of 7.5% in capital values being recorded. Calculated yields in Maida Vale and St. John’s Wood are consistently high, reaching 6.38% and 6.36% respectively.”

- Knight Frank’s September Residential Research stated prime property increased in value by 10% over the year
- BNP Paribas Real Estate (June 2012) predict London prices will increase by 11% in 2013 with price increases continuing thereafter:

“London is to lead the UK house price recovery with 47% accumulated growth by the end of 2016”

In addition to providing an attractive investment opportunity, investment in property also qualifies for UK Visas.

How we work together

We will agree a brief with you:

- to get a proper understanding of your requirements and objectives
- tailored service
- we understand the brief may change over time

The brief will include:

- size of investment, appetite for risk and return objectives
- location preference and property requirements
- reason for buying & investment duration

With this information we can agree the service that we will provide and the appropriate fee structure

Before we actively engage, we will need a form of proof of



funds

We are interested in forming a long term relationships

We use only high quality professional advisers

Your funds will only be committed after you have provided written consent.





Case Studies

North London prime residential- Hampstead



- Acquired in 2005 for £0.7m, including costs
- Three bed flat with garden in a traditional mansion block
- Has provided residential accommodation for the owner but average rent over the period of ownership estimated at £1,100-1,200 p.w.
- Recently sold for £1.6m

North London prime residential- Regents Park



- Acquired in 2001 for £0.3m
- Two bedroom flat with garden in a secure purpose built development
- Purchased off developer at a substantial discount with alterations made to property from original design
- Has been rented and managed by ourselves with a current rent of c.£650 p.w.
- Current value £0.8-0.9m



Central London prime residential- Knightsbridge



- Five properties acquired in 2002 off developer in Hans Crescent to secure a discount to marketed value
- A luxury development next to Harrods
- Average purchase price £0.6m
- Current estimated value £2.5m+

Canary Wharf residential development- Lanterns Court



- Purpose built modern flats in a prime location in Canary Wharf
- Multiple units purchased off-plan to secure a significant discount
- Work undertaken to prepare the units for rental and tenants secured before completion of the purchase (in late 2011/ 2012)
- Independently valued at a significant premium to the price paid





Residential development- Chelsea & Fulham



- Property in Fulham in need of refurbishment purchased for £0.8m
- Estimated development costs £0.2-0.3m
- Development work currently being undertaken- rear extension, loft conversion, total refurbishment
- Current independent valuation when completed £1.6-1.7m



BNP Press Release (June 2012)

London to lead recovery in house prices with 47% growth by 2016

London is to lead the UK house price recovery with 47% accumulated growth by the end of 2016 according to BNP Paribas Real Estate.

The leading international real estate adviser has published its latest Housing & The Economy report - its quarterly housing forecasts put together with Professor Patrick Minford, a former economics adviser to Margaret Thatcher.

Growth last year in London was 2.71% but in 2012 it will reach 5% and is set to more than double in 2013 to 11%, the adviser predicts. This equates to an annualised figure of 8% in the next five years and means that in the decade from 2007 to 2016, growth in London will reach 52%. The UK picture is also positive with 34% cumulative growth expected by 2016, an annualised growth rate of 6%, with growth this year forecast at 2.11% following last year's marginal fall of -0.21%. Only London, the South East and the Eastern regions saw marginal growth last year with the rest of the country experiencing house price falls.

London has led the way in residential house prices for the last five years but with only an annualised figure of 0.7%. Over the next five, growth in London will be much grander and so will its outperformance of the rest of the UK. Most regions will see a marked increase in growth in 2013 except the East Midlands which sees a more balanced growth year-on-year from this year onwards.

Tim Cann, head of residential at BNPPRE, comments: 'The housing market has drifted sideways for the last year but demand for housing, and houses in particular, whether to rent or buy has continued to rise despite recession. Signs of increase in mortgage provisions and the return of first time buyers (even from a very low base) will help demand.

'Furthermore, the ongoing housing supply shortage will drive rental growth in core city locations, underpinning house prices





and preventing decline and an increase in employment and recovery in the economic backdrop will help prices from 2013 onwards.'

'Our report builds in the weak performance expected by the Eurozone which will continue to have implications for the UK housing market. As such, although it will be much better than in previous years, growth will remain modest year-on-year for the foreseeable future- a trend that is long-term once the 'froth' of the 2005-2006 bubble has been removed, meaning that the adjustment following these years is complete and this long-run trend can continue.'

The South East (outside London) is the second biggest winner in terms of house price growth with 41% predicted by the end of 2016, an annualised figure of 7%. In 2012, this figure will be 3.2%.

Debbie Taylor, head of land and new homes at BNPPRE, says: 'Overall we still predict institutional investors to become more and more acquisitional in the residential sector and this can only help to improve development levels and drive growth in both the numbers of units coming forwards and in sale prices. We expect there to be an increase in development agreements and joint ventures between financial investors and housebuilders going forwards.'

In the new homes market the number of planning permissions show that the number of units is increasing while the number of schemes is reducing. The report cites that this means schemes are getting bigger and that volume housebuilders are back in play while the smaller developers may find themselves being squeezed out of the market by the lack of available finance.



UK Home Office Guidance on UK Visas

We would help you to select a leading adviser on visas to ensure that you receive the best available advice.

Below is information on obtaining a visa for the UK through investment from the UK Home Office.



“The Tier 1 (Investor) category is for high-net-worth individuals who want to make a substantial financial investment in the UK.

You do not need a job offer to apply in this category. We will assess your application based on your ability to invest £1,000,000 in the UK.

Do you need a Tier 1 (Investor) visa to come to the UK?

Tier 1 (Investor) is part of our points-based system, which is for migrants from outside Europe. You do not need to apply under the points-based system if:

- you are a national of a country in the European Economic Area (EEA) or Switzerland - the European nationals section describes your right to work in the UK;
- you are a British overseas territories citizen, unless you are from one of the sovereign base areas in Cyprus;
- you are a Commonwealth citizen with permission to enter or stay in the UK because at least one of your grandparents was born here - the UK ancestry section explains how you can apply;
- your partner or (if you are under 18) one of your parents has permission to stay in the UK under Tier 1 (Investor) - you should apply as their dependant; or
- you have no conditions or time limit attached to your stay.”

In summary, an investment of over £1m in UK property can entitle you to a visa. With this visa your partner and children can also apply for a visa.



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