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INVESTMENT AVENUE

PROPERTY INVESTMENT COMPANY



ABOUT US

At Investment Avenue, we understand the immense potential of the property development sector and are dedicated to helping our investors seize these opportunities. By streamlining project management complexities and minimizing risks, we enable our investors to focus on optimizing returns.

Our company was established with the goal of creating strong, lasting partnerships with leading developers, architects, designers, builders, and specialists—including quantity surveyors, structural engineers, and planning consultants.

Our unwavering commitment to quality ensures that our clients benefit from exceptional expertise at every stage. At Investment Avenue, we are not just about closing deals; we build relationships based on trust, transparency, integrity, and shared success. With us, you're more than just a client—you're a valued partner in a journey of endless possibilities, where bold ideas are transformed into reality through expert execution, redefining modern living.



INTRODUCTION TO PROPERTY INVESTMENT



OUR INVESTMENT STRATEGIES

SHORT TERM
INVESTMENT

LONG TERM
INVESTMENT

FLIPPING

DEVELOPMENT
PROJECTS

COMMERCIAL &
RESIDENTIAL

LANDS &
NEW BUILDS

OUR SERVICES

Our Services include:

- **Strategic Advice:** Comprehensive guidance on all aspects of property development.
- **Development Management:** Transforming visions into actionable, viable results.
- **Development Funding:** Securing third-party funding and offering expert advice on development finance.
- **Project Management:** Providing leadership to ensure the successful delivery of your vision.
- **Development Monitoring:** Applying industry best practices to monitor and enhance outcomes.

What sets us apart:

- **Professional sourcing** of trusted partners
- **In-house contractors** ensuring quality and consistency
- **Relationships** with reliable solicitors
- **Collaborations** with Top Developers
- **Strong partnerships** with agents and a database of mortgage providers
- **Turnkey** refurbishment services
- **Expert** investment search and acquisition support



OUR PARTNERS & PREVIOUS PROJECTS

Our projects are managed by a skilled team of Tier One professionals with a proven track record. Partnering with companies boasting successful project histories, we ensure timely and efficient completion through their specialized services. Our commitment is to maintain the highest standards of excellence in project execution.



DECCORI

Deccori provides a tailored design service, crafting unique interiors that embody our client's aspirations. Our turnkey approach ensures seamless project management from inception to completion, serving as the singular point of contact. Acting as creative collaborators, we bring our client's visions to life. Additionally, we oversee all design teams and suppliers, ensuring efficient project coordination and timely delivery.

www.deccori.co.uk



Crest Projects Ltd
Design | Planning | Build

Crest Projects commenced its operations in 2004, initiated by Michael, the founder, who embarked on crafting a distinctive property for a relative. This endeavour sparked his aspiration to expand his construction prowess and introduce a tailored building service. Over the years, Michael has honed his expertise, fuelled by a deepening passion for designing and constructing premier residential properties across London. Crest Projects Ltd has garnered a sterling reputation for its commitment to excellence, particularly in the realms of design, planning, and construction.

www.crestprojects.co.uk

After a decade of involvement from local government planning, and strategic decision-making across Oxfordshire on housing growth boards its mission is to continue to help people invest in projects that not only solve a housing need but also produce some unique homes with eco in mind for the future and for building memories for those that live in a LOKHON Partnership Development.

www.lokhon.com

LOKHON



We are one of the fastest expanding Development in London. We utilize the latest in green construction technology and we have a strong ethical business practice that focuses on honesty, integrity, and building our reputation. Arcono's team of builders and professional contractors has a 20-year history of building high-specification, ergonomic homes in London and the Home Counties. Our principal motivation is to significantly exceed expectations of quality and design. We seek to achieve this by utilizing the latest construction techniques and embracing the revolution in smart and healthy living technologies. In the past three years, the UK and the Southeast property market has overseen a vast paradigm shift in the regional focus of residential development, away from the unilateral capital emphasis on London, to a more geographically diffused philosophy of development.

www.arcono.com



JLJ Group & SCB Structures - where we are passionate about shaping the world with smart structural engineering. We are not your average firm. We are committed to finding innovative solutions that work for our clients. Whether it is adding intricate residential extensions or tackling major developments, we are equipped with the skills and the know-how to get it done right

www.scbstructures.co.uk





Articus Finance is a UK brokerage that supports high net worth clients around the globe with financing on their worldwide assets. While our speciality is property finance, we also have experience in providing leverage on most assets of value including listed stock portfolios, aircraft and boats. Our offering is built around four pillars of excellence, which combine to ensure we can secure the finance you need, exactly when you need it.

www.articusfinance.com



Salbo is an award-winning property and funding company driving housing opportunities across the United Kingdom. Backed by a strong track record and financial stability, we specialise in joint ventures, focusing on delivering quality projects on time, even in complex built environments.

www.salbo.com



For nearly 25 years Titan Insurance Services Ltd. Has been servicing the insurance needs of UK Businesses from Sole Traders to larger Businesses so we feel we know our way around Business Insurance. Titan Insurance Services Ltd. also compares from one of the largest panels of Insurers (more than 100) to get you the best deals you may not find on any other websites or anywhere.

www.titan-insurance.com



Nest Seekers International is a global real estate brokerage at the nexus of technology and media. Founded in 2002 by industry visionary and current president and CEO, Eddie Shapiro, Nest Seekers evolved at the forefront of the digital media revolution, reaching a new generation of clients and gaining international exposure through groundbreaking media partnerships, revolutionizing the industry and fuelling Nest Seekers' rapid growth.

www.nestseekers.com



Grant is a qualified Architect and Urban Designer. He has spent over 15 years in the construction industry working for award-winning architectural practices on high-end residential and commercial projects. Grant has worked on schemes ranging from £250k to 25 million pounds for developers, business owners, and high-profile clients. Grant is currently the MD of CBB Architects who has offices in London.

www.cbb-architects.co.uk





DARIA LASKOWSKA

CREATIVE DIRECTOR
INTERIOR DESIGNER

Daria Laskowska is an interior and product designer with over 10 years of experience running her own firm, Deccori Ltd and working on multiple new build and refurbishment projects, varying in scale from £200k - £5m properties. Over the years she has also worked alongside other property developers helping them to increase the value of their projects with minimal spend. Her role is that of creative director, responsible for managing projects and maximising the value of the property to sell for best possible price and in a timely fashion.

AREAS OF EXPERTISE

- New builds
- Project management
- Sourcing Deals
- Renovations
- New Developments
- Turn-key service





REFURBISHMENT
HENDON, NORTH LONDON





4 STOREY NEW BUILD
WOODFORD, EAST LONDON





NEW BUILD
BEXLEY





MICHAL JANICKI

CONSTRUCTION DIRECTOR

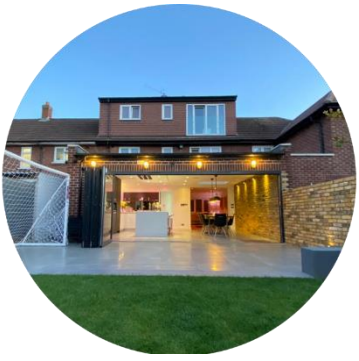
BACKGROUND:

Michal is the proud owner of a Design and Build company crest projects that specializes in constructing new buildings. He has over years of extensive experience in the construction industry and has served in various roles, including Project Manager and Building Coordinator. This has helped him gain immense expertise in the field. Michal's unwavering commitment to professionalism and dedication ensures that every project is completed with the highest level of integrity and mutual success.

AREAS OF EXPERTISE

- New builds
- Refurbishment
- Loft conversions
- Extensions
- Turn-key service





REAR EXTENSION TERRACED HOUSE WEST LONDON

BACKGROUND

This project in West London involved a full strip-out and complete update of a terraced house, including the addition of a rear extension and the conversion of the loft into two spacious rooms and a bathroom.

The rear extension created ample space for an open-plan kitchen, dining, and living area, greatly improving the layout and functionality of the home. The outdoor space was enhanced with a new lawn and a brick wall that seamlessly flows from the interior to the exterior. We also added a garden guest house, complete with a kitchen and bathroom, providing a fully equipped space for visitors. New windows and doors were installed to give the house a fresh, modern appearance.

The renovation also included a full refurbishment and redecoration, combining different styles to create a distinctive aesthetic. New electrics and heating systems were fitted throughout, ensuring the home is both stylish and efficient. The smart home features add durability and a sleek finish to this remarkable renovation.

The client was extremely pleased with the final result, as the transformation of their home exceeded all expectations.

Purchase: 330,000

Refurb: £260,000

Sale: £660,000



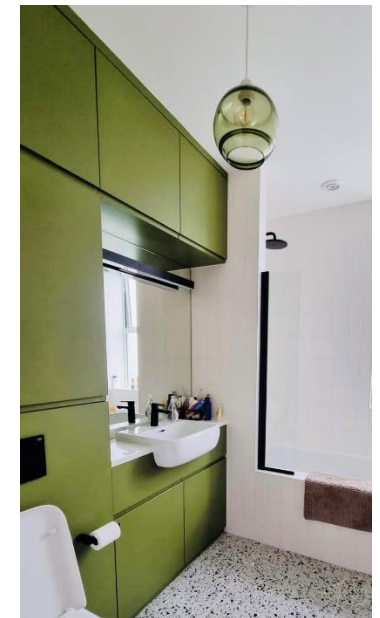


FULL REFURBISHMENT TERRACED HOUSE NORTHFIELD

BACKGROUND

This project in Northfields, Ealing Borough, focused on transforming a terraced house by adding a rear extension and converting the loft. Two large skylights were installed to flood the living area with natural light, while a new bedroom with an en-suite shower was created on the top floor. The rear extension provided ample space for a large, open-plan kitchen, dining, and living area, enhancing the flow and functionality of the home. The outdoor space was revitalised with a new lawn and garden fence, and brand-new windows and doors were installed to complete the modern look. The scope of works also included a full refurbishment and redecoration of the house, blending various styles to create a unique aesthetic. New electrics and heating systems were installed throughout, ensuring the property is as functional as it is stylish. The distinctive brickwork, exposed timber joists, exposed steel beams, and a canopy over the window introduced a modern touch that sets the property apart from neighbouring houses. Even the loft was carefully finished with fibreglass boards, adding durability and a sleek finish to this impressive renovation.

Purchase: £815,000
Refurb: £400,000
Sale: £1,460,000





FULL REFURBISHMENT TERRACED HOUSE CHESSINGTON

BACKGROUND

This project in Chessington focused on fully renovating a terraced house by adding a rear extension and converting the loft. Two skylights were installed to brighten the living area, while a new bedroom with an en-suite shower was created on the top floor.

The rear extension provided ample space for a large open-plan kitchen, dining, and living area, complete with the installation of a critical door for added style and functionality. Brand-new windows and fire doors were installed throughout the entire property, ensuring safety and enhancing the home's overall aesthetic.

The scope of works also included a full refurbishment and redecoration of the house, alongside the installation of new electrics and heating systems, bringing the home up to modern standards while creating a refreshed, comfortable living space.

Purchase: £330,000

Refurb: £240,000

Sale: £640,000





IMRAN LOKHON

PROPERTY PROFESSIONAL

BACKGROUND

For over a decade I was very fortunate to be represent the community near Oxford within local Government. This has given me a great insight into how local Council's work from the inside out. For example the planning and building control process, housing and benefits and dealing with officers within the local authority. I have also been involved in strategic housing decisions for regions within the South East of England. I have also worked closely with current and former Members of Parliament.

I currently develop a mix of small to mid sized developments across the south of the UK. I also act as a non exec advisor to an Oxfordshire building firm. Real passion for passihaus and building more sustainability into the future.

AREAS OF EXPERTISE

- Flipp
- Freehold to leasehold
- Sourcing Lease Extensions Conversions
- Planning gains
- Developments





HOUSE CONVERSION TO 3FLATS

BOURNEMOUTH ROAD, KENT

BACKGROUND

Purchased site which had been part converted into 3 flats without formal planning consent. Obtained certificate of lawful use, created 3 leases, new utilities and fully renovated all 3 flats.

Purchase Price
£220,000 Build
£140,000
GDV £520,000





5 BED DETACHED ECO HOME

WELL LANE, CURBRIDGE

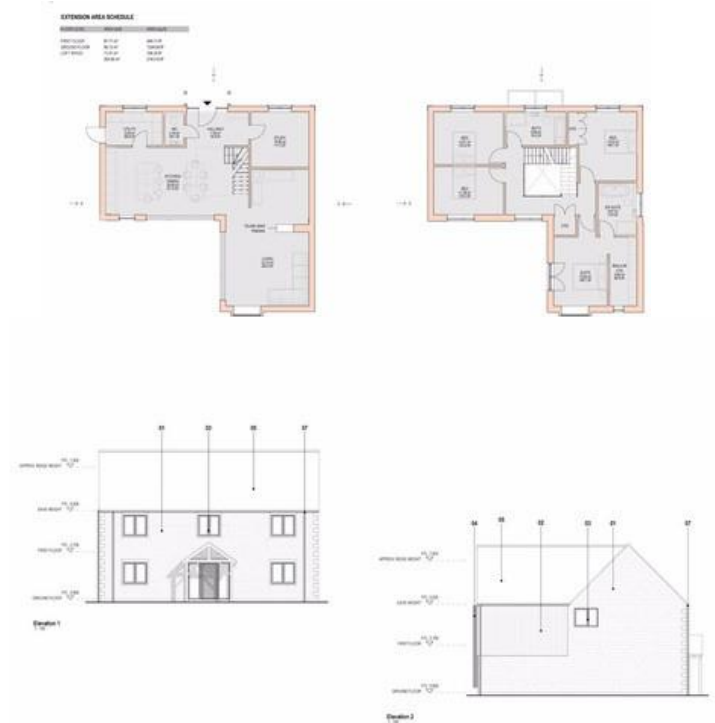
BACKGROUND

Purchased site following an increase in planning to create a 5th bedroom. Build of a 5 bed detached eco home in Oxfordshire.

Purchase Price £310,000

Build £375,000

GDV £1,100,000





9 UNIT NEW BUILD

BEDFIELD, SUFFOLK

BACKGROUND

Site was originally planned to buy and build 7 units however a neighbouring plot linked enabled a site purchase of two plots to build 9 new build units all with air source heat pumps.

Purchase Price
£1,010,000 Build
£2,100,000
GDV £4,210,000





20 UNIT CHURCH CONVERSION

PARK LANE, NORWICH

BACKGROUND

The buildings were acquired once planning permission was in place for the conversion of a former 1800s church hall and former boys' brigade bungalow. The project took 24 months to complete following planning amendments.

Purchase Price £687,500

Build £4,000,000

GDV £8,200,000 (Strutt & Parker Valuation)





EDWARD JONES

DEVELOPER AND CONSTRUCTION
COMPANY OWNER

BACKGROUND:

Edward is an experienced Developer who has been developing in the UK for the past 10 years. Growing from small refurbishments up to multi-unit new build developments and large "land-assembly" planning plays.

Edward's company (www.arcono.com) specialise in identifying value in sites around the vicinity of London. Edward is extremely savvy in the finance arena and knows most of Development Finance operators directly in the UK.

His company are now developing multiple sites consisting of houses or apartments and are constantly on the lookout for the new great deal.

AREAS OF EXPERTISE

- New builds
- Planning Applications
- Development Finance
- Legals
- Joint Ventures



4 x 4 bed Semi Detached Houses

CRESCENT DRIVE NORTH, BRIGHTON

BACKGROUND

Purchased Site in 2023 for £1.025m. Construction finishing in Nov 2024. Units will be sold for £775K each (Total GDV £3.1m). We used “Lendhub” development finance bank for the funding and injected £500K of equity ourselves into the deal.

Purchase Price £1,025,000

Build - £1,032,000

GDV - £3,100,000



4 x 3 bed Detached Houses

DEANS CLOSE, BRIGHTON

BACKGROUND

We purchased the Site in 2023 for £700K. Construction finishing in Dec 2024. Units will be sold for £725K each (Total GDV £2.9m). We used “Triplepoint” development finance bank for the funding and injected £400K of equity ourselves into the deal.

Purchase Price - £700,000

Build - £1,100,000

GDV - £2,900,000

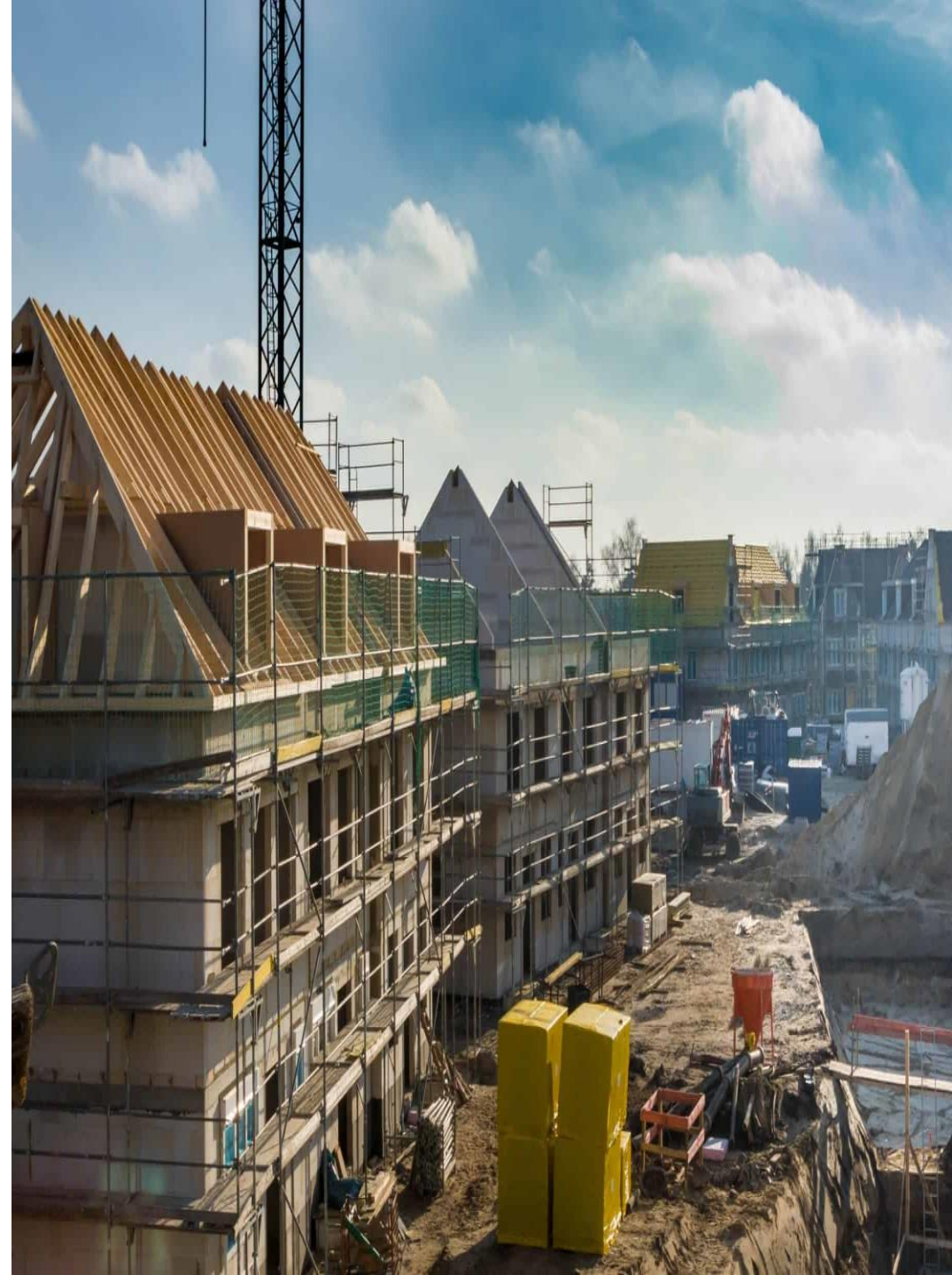


FINANCE & EQUITY PARTNERS

Articus
Finance

At Investment Avenue, we pride ourselves on fostering strategic partnerships with Private Equity Partners Articus Finance. Thanks to their support, we are going to be able to leverage our projects with tailored financial and private equity solutions.

Articus Finance is a UK brokerage that supports high-net-worth clients around the globe with financing on their worldwide assets. While our specialty is property finance, we also have experience in providing leverage on most assets of value including listed stock portfolios, aircraft, and boats. Our offering is built around four pillars of excellence, which combine to ensure we can secure the finance you need, exactly when you need it.



DEVELOPMENT PROJECT EXAMPLE

Experienced developer purchasing land without planning for an 18-unit project

The case in brief

- Land value: £5m
- Build cost: £3m
- GDV: £21m
- Initial bridge of £4.22m (65% LTV)
- 90% of the build cost through development finance



The UK Government has continued to increase investment in infrastructure, and housing. It has relaxed planning regulations, showing its eagerness to keep building new homes and to keep the UK property market a first-class investment. On top of this, in recent years, development finance lenders have become significantly more competitive



SOLUTION

Articus Finance was able to navigate the hurdles and ensure the necessary financing. We secured a short-term bridging loan to buy the land and obtain planning permission at 65% loan to value (£4.22m). Once the planning was in place, our broker secured development financing to pay back the bridge and 90% of the build costs. This gave the client the financial assistance they needed to move forward with their development without having to put all of their liquid assets into the project.

The success of this case study illustrates the importance of securing the right development finance for the project. This is where the skills and expertise come into play. We understand the complexities of development finance, as well as the motivations of developers.



CLIENT

Articus recently assisted an experienced developer with their project. The client was looking to purchase land without planning permission in Surrey with the idea of securing planning permission for 18 apartments within 6-8 months. The asset in question was valued at £6.5 million, and the idea was to build 18 flats on the site which would cost £8.3 million, with an expected Gross Development Value (GDV) of £21 million.

However, our client faced a common problem experienced by developers: buying land without planning consent. Of course, this is considerably riskier than land with planning, therefore lenders are restrictive.



SECOND PROJECT EXAMPLE

100% financing for experienced building contractor

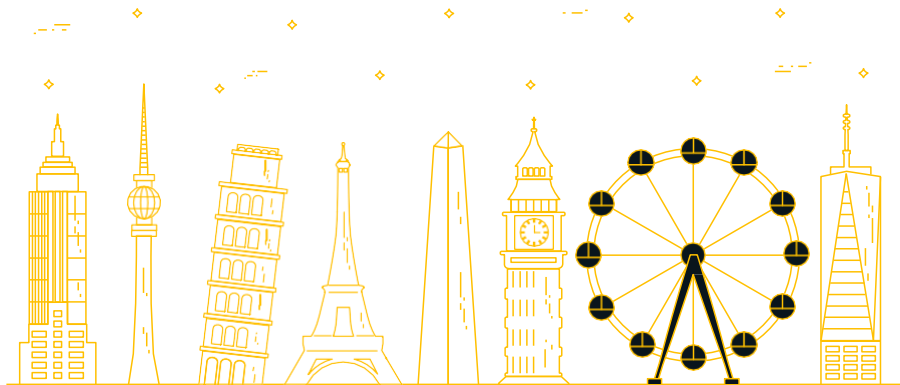
The case in brief

- Land value – £845k
- Build cost – £1.2m
- GDV – £3.5



Development Investments will always come with a wealth of complexities, but it can be even more daunting for a client with limited experience in the UK property market. Our

Finance Partner has the expertise and resources to help such a client navigate the complexities of this type of development, finding the ideal solution for their needs



SOLUTION

Understanding the unique demands of this project, Articus Finance stepped in as a strategic partner. Leveraging our extensive experience in UK commercial and development finance, we recognized that a specialized approach was needed. We immediately reached out to a lender with whom we had cultivated a long-term relationship, and who possessed a deep understanding of development projects – and are fine with first-time developers, for the right client.

Through our collaboration with this lender, we secured a tailored development finance solution that aligned perfectly with the client's needs. The terms of the mortgage were structured to accommodate the project's timeline, allowing for efficient land acquisition and construction. This bespoke solution not only addressed the financial challenges but also provided the client with the confidence to move forward with their expansion plans.

CLIENT

We were approached by a client of ours who was looking to pursue his own property development project. The client was UK based and this would be their scheme.

This ambitious project required securing the right financial solution to turn their vision into a reality.

This case exemplifies our commitment to understanding each client's unique situation and tailoring solutions that bring their visions to life. Our strong relationships with lenders and years of experience in the field enable us to navigate complex projects with finesse



YOUR INVESTMENT PROCESS

1

INTRODUCTION

We define shared objectives, establish investment goals, and grasp your requirements

3

DEALS OVERVIEW

Uncover unique property prospects and assemble a comprehensive proposal including evaluations, detailed specifications, and project schedules

5

INVESTMENT

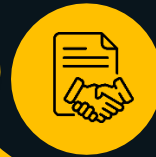
We work with solicitors and oversee the purchasing process, then take full charge of managing the entire investment



DOCUMENTS VERIFICATION

Submit evidence of available funds and execute a confidentiality agreement along with a preliminary agreement to commence the search

2



SIGNING A CONTRACT

Make our partnership official by signing a Joint Venture Agreement that lays out our collaboration terms

4



RETURN ON INVESTMENT

Enjoy your journey of property investment returns

ROI



THANK YOU

CALL US

0203 633 4798

EMAIL

Info@Investmentavenue.co.uk

ADDRESS

27 OLD GLOUCESTER ST,
HOLBORN, LONDON WC1N 3AX

