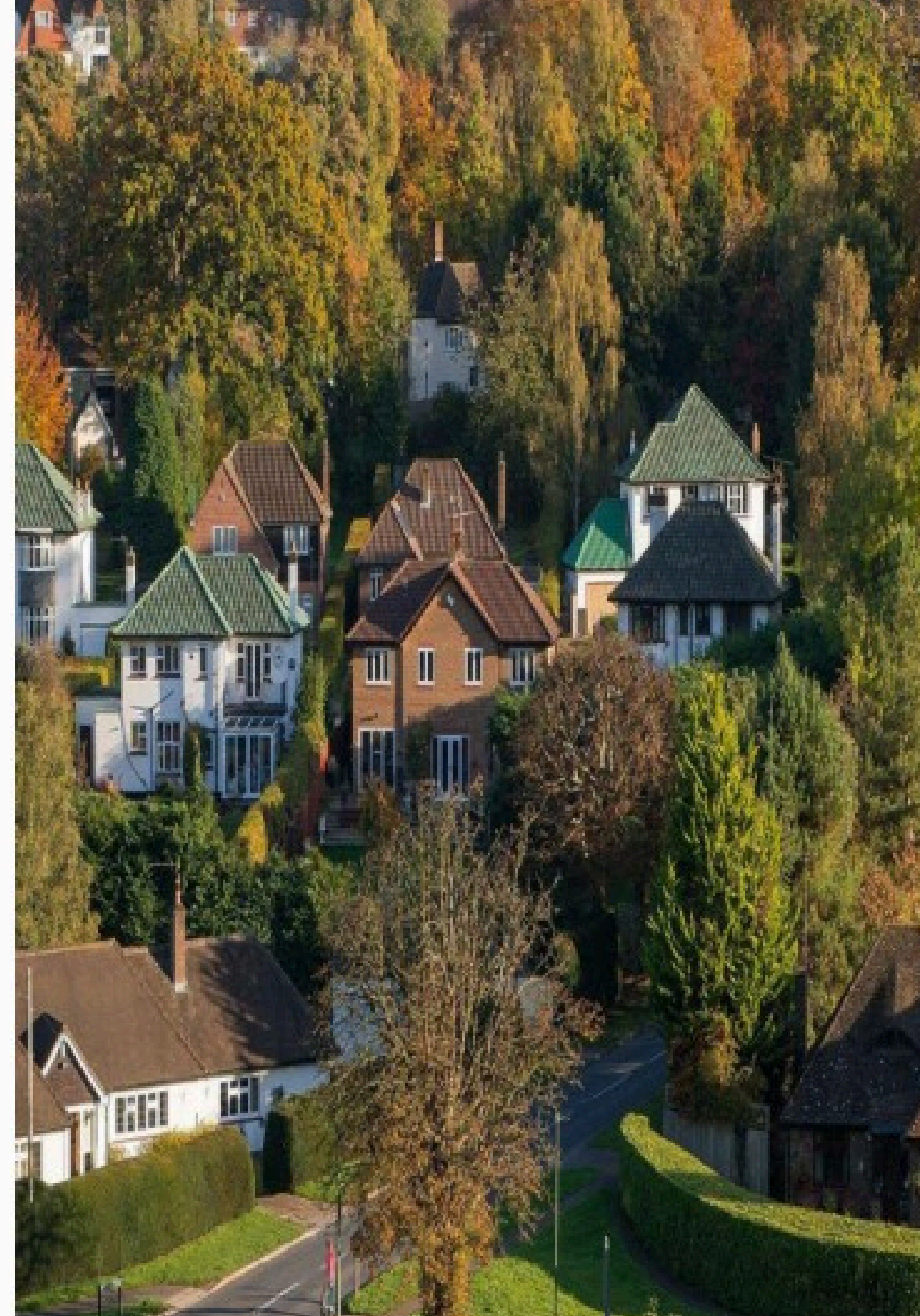


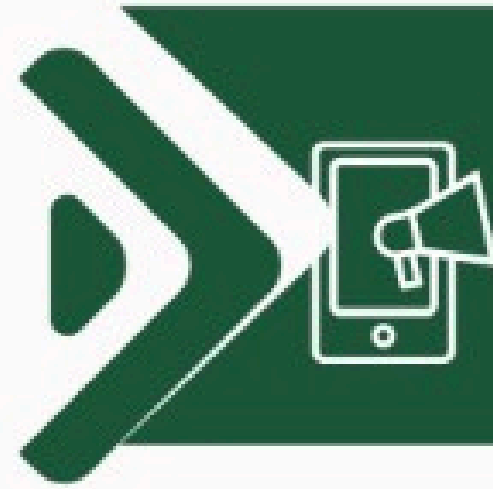
# Real Estate Investment

An Exclusive Investment Opportunity  
Purley, Surrey  
United Kingdom



# The Opportunity

01



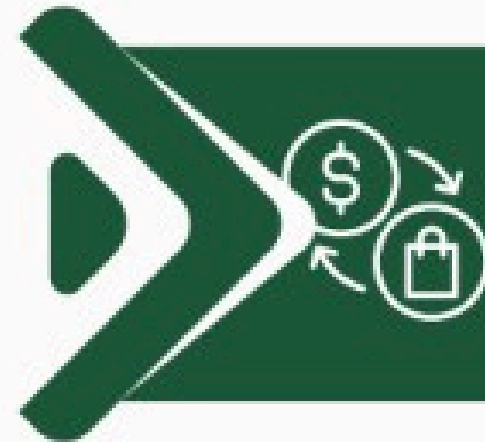
We are pleased to present an exclusive property investment opportunity with Keeco Consulting.

This property, located in the prestigious area of Purley, presents a prime real estate opportunity for discerning investors seeking both capital appreciation and a reliable income stream.



02

03



This property is a freehold and has no chain.

This property currently has 3 tenants on each floor that can be inherited by the potential buyer and can also be remodeled into 6 more units or luxury apartments



04

# Introduction

This beautiful property is situated in Purley in the picturesque county of Surrey and has a gated entry.

- **Property Type:** Detached house on 3 levels that has been converted to 3 apartments
- **Size:** the lot is .3 acre
- **Location:** Purley
- **Property Title:** Freehold
- **Property Structure:** The property has 3 floors and has been divided into 3 flats. Each floor is a flat.
- **Asking Price:** £3.3m
- **Occupancy:** All 3 flats rented. The are all rented on a month to month basis. Notice period for tenants to vacate is 3 months.

















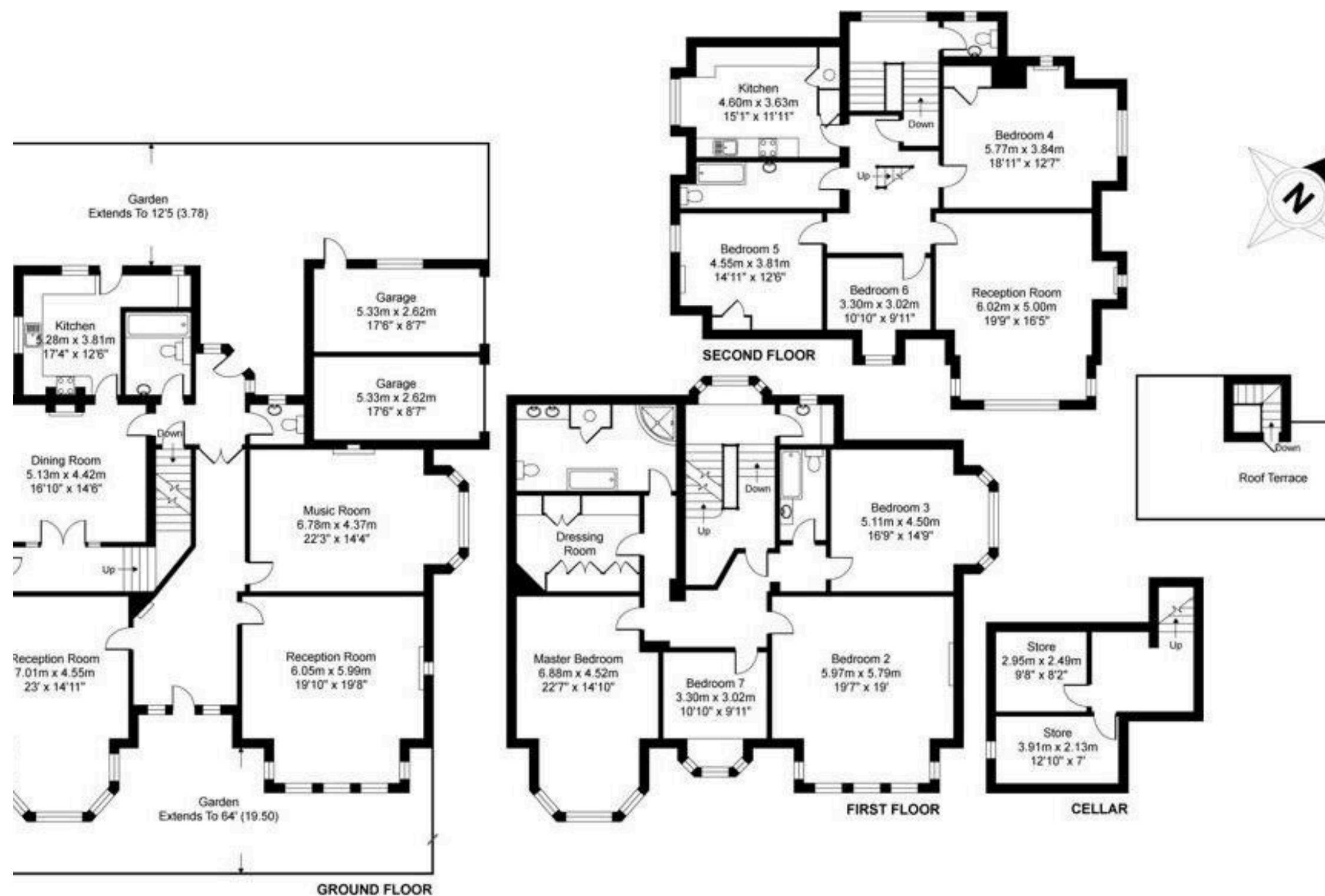












## Box Ridge Avenue, Purley, Surrey, CR8

APPROX. GROSS INTERNAL FLOOR AREA 5683 SQ FT 527.9 SQ METRES (INCLUDES GARAGES)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



# Property Features

- Spectacular Victorian Building
- Period features
- Ballroom Size Bedrooms
- Dining Rooms
- 2 Car Garage
- Large Cellar
- Beautiful Gardens/Landscape
- Roof Terrace
- Off Street Parking
- No Chain
- Freehold

# Investment Highlights

1

**High-Value Location:** Purley is known for its high demand and premium property values, ensuring long-term value appreciation

2

**Lucrative Rental Potential:** The property offers substantial rental income potential due to its desirable location and premium features. Current annual rental income is £73,000. Property has the potential to be converted to 9 apartments and can yield up to £180,000 per annum. Return On Investment at £3.3m is 40.1%

3

**Re-modelling Potentials:** The property extends to 2100 ft and can be re-modelled into one family unit or to 9 apartments

4

**Conversion Potentials:** The property can be reconstructed into luxury apartments which will increase the ROI by over 50%

5

**Strategic Growth Area:** Purley is earmarked for continued development and infrastructure improvements, further enhancing the property value

6

**Proximity to London City:** There are 4 train stations within 10-15mins walk from the property and the trains arrives every 5 minutes. The commute to London Victoria and London Bridge, 2 key locations in the city of London takes 25 minutes, this makes the property very attractive for affluent professionals commuting to the city

# Financial Projections

Financial Analysis						
Expenses				Revenue		
Acquisition Cost		3,300,000		Selling Price		73,200
Closing Costs (Agency & Legal fees)	2%	49,500				73,200
Title registration	1.0%	-				73,200
Total Acquisition Costs		<b>3,349,500</b>				73,200
						73,200
Due diligence		-				73,200
Survey cost		-				73,200
		-				73,200
						73,200
Marketing Costs	1.0%	33,000				73,200
Interest Costs	1.0%	16,748		Revenue	4,765,200	73,200
				Value of assets		3,960,000
Total Soft Costs		<b>49,748</b>		Cost	3,399,248	4,765,200
				Profit	1,365,953	
Gross Costs		<b>3,399,248</b>		ROI	40.18%	
Gross revenue		<b>4,765,200</b>		<i>Rent will increase every year in line with inflation</i>		
Less Sales Commission	1.0%	-				
<b>Net Revenue</b>		<b>1,365,953</b>				
<b>ROI</b>		<b>40.18%</b>				
Capital Structure						
Debt	100%	3,399,248				

Purley has also embraced modernisation and urban renewal, with ongoing efforts to enhance infrastructure, amenities, and public spaces. Below is the development map.


ABOUT PURLEY

Purley, a district centre in the south of the borough of Croydon, is undergoing great change.

Work is underway to shape its town centre, with a number of new developments being under construction or in the planning pipeline and upcoming schemes being supported and influenced by the Future Purley project.

Future Purley is a community-led, council-supported, project which engaged with residents to create a plan that can be used to shape the future look and feel of the town centre and its immediate surroundings, influence developers working in the area and support the local community to seek funding opportunities for Purley projects.

This map identifies developments underway, as well as local amenities and potential future development sites.




**TRAIN TIMES FROM PURLEY STATION**

to London Bridge  
**25 minutes**

to London Victoria  
**24 minutes**

to Gatwick Airport  
**25 minutes**


to Brighton (via East Croydon)  
**49 minutes**



**DRIVE TIMES FROM CENTRAL PURLEY**

to M25  
**25 minutes**

to Gatwick Airport  
**30 minutes**




**BUS ROUTES THROUGH PURLEY**

There are 27 bus routes that run through Purley connecting to Streatham, Wallington, Mitcham, Tooting, Epsom, Banstead, Sutton and Caterham.

EXISTING DEVELOPMENTS

**1 66-74 Whytecliffe Road North, Purley**


**Developer:** Regent Land & Developments



In November 2018 Regent Land & Developments were passed to receive planning approval from Croydon Council for a residential scheme of 29 new build units at Whytecliffe Road North in Purley. The development of the site will deliver much needed affordable and family size homes to meet local housing demand. The design team, including Penetration Architects and ID Creative Consultancy, have worked hard to ensure that the scheme aligns with the existing character of its surroundings and makes a positive contribution to the streetscape. The site is the first part of future plans for the development of the whole partnership with Virgin and B&B Ventures.

**2 Purley Baptist Church, Purley**


**Developer:** Thomast Group/Oakley



A 220 home scheme on the former site of Purley Baptist Church called in by government has been approved by the Planning Inspectorate. The development, on the junction of Bedford Road, Russell Hill Road and Brighton Road, was approved following a second public inquiry, which took place in December 2017. The collaborative scheme, put forward by the Baptist Church and Thomast Group, includes a 10-storey building, along with an eight-storey and a three-storey building. Thirty-five of the homes will be affordable, and the development will also be a new home for the Baptist Church, along with community space in a warehouse. Thomast Group plc and Purley Baptist Church are delighted to have received planning permission for their scheme of 220 homes, 30 of which are affordable, and new modern amenities facilities. "We look forward to starting work in the very near future and developing new homes and community facilities that everyone can feel proud of."

**3 1-9 Foxley Lane, Purley**

**Developer:** Optima

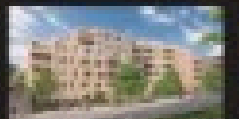


At Oakley Lane, Oakley Lane have commenced the planning. Their master plan comprises a development of 14 one, two and three bed apartments in central Purley, working closely with partners Optima, the affordable housing provider, and its experienced local expertise to help deliver much needed affordable housing. Optima is highly recognised for working with residents, local authorities and partners to create safe and sustainable homes and communities. [www.oakleylane.com/news/registering-at-foxley-lane-in-partnership-with-optima](http://www.oakleylane.com/news/registering-at-foxley-lane-in-partnership-with-optima)

**4 37 Russell Hill Road, Purley (Phase 1)**

**5 29-35 Russell Hill Road, Purley (Phase 2)**

**Developer:** PA Housing




This Purley site was purchased by PA Housing, Alexander Land and Planning Limited. PA purchased the site with planning and entered into a JCT lease and build contract with Speedier Building Contractors to deliver all new 1, 2 and 3 bedroom apartments for London.

PA Housing agreed to purchase and build home 29-35 Russell Hill Road from Justin Homes, who had secured planning in 2015. The scheme will deliver 105 new 1, 2 and 3 bedroom apartments. PA also owns the neighbouring site 37 Russell Hill Road which is currently on sale. Combined the sites will deliver over 100 new affordable homes.

**6 Whytecliffe Road South, Purley**

**Developer:** Regent Land



Plans to build 147 homes in Purley have been submitted to Croydon Council by Regent Land. The proposal, made in partnership with V Tunnel and B&B Development Group, seeks permission to build 147 homes in four maisonette blocks between 10-12 Whytecliffe Road South. Of the 147 homes, 95% will be affordable.

**7 Brighton Road, Purley**

**Developer:** Ash Group



Located in South Croydon within the London Borough of Croydon, which is the focus of a £5.2bn regeneration programme, making it one of London's largest growth areas. Full planning permission received for 11 units with 5,000 sq ft of ground floor commercial space.

- 8 1 More Close, Purley**

**Developer:** Media Developments
- 9 4, 6 and 8 Russell Hill, Purley**

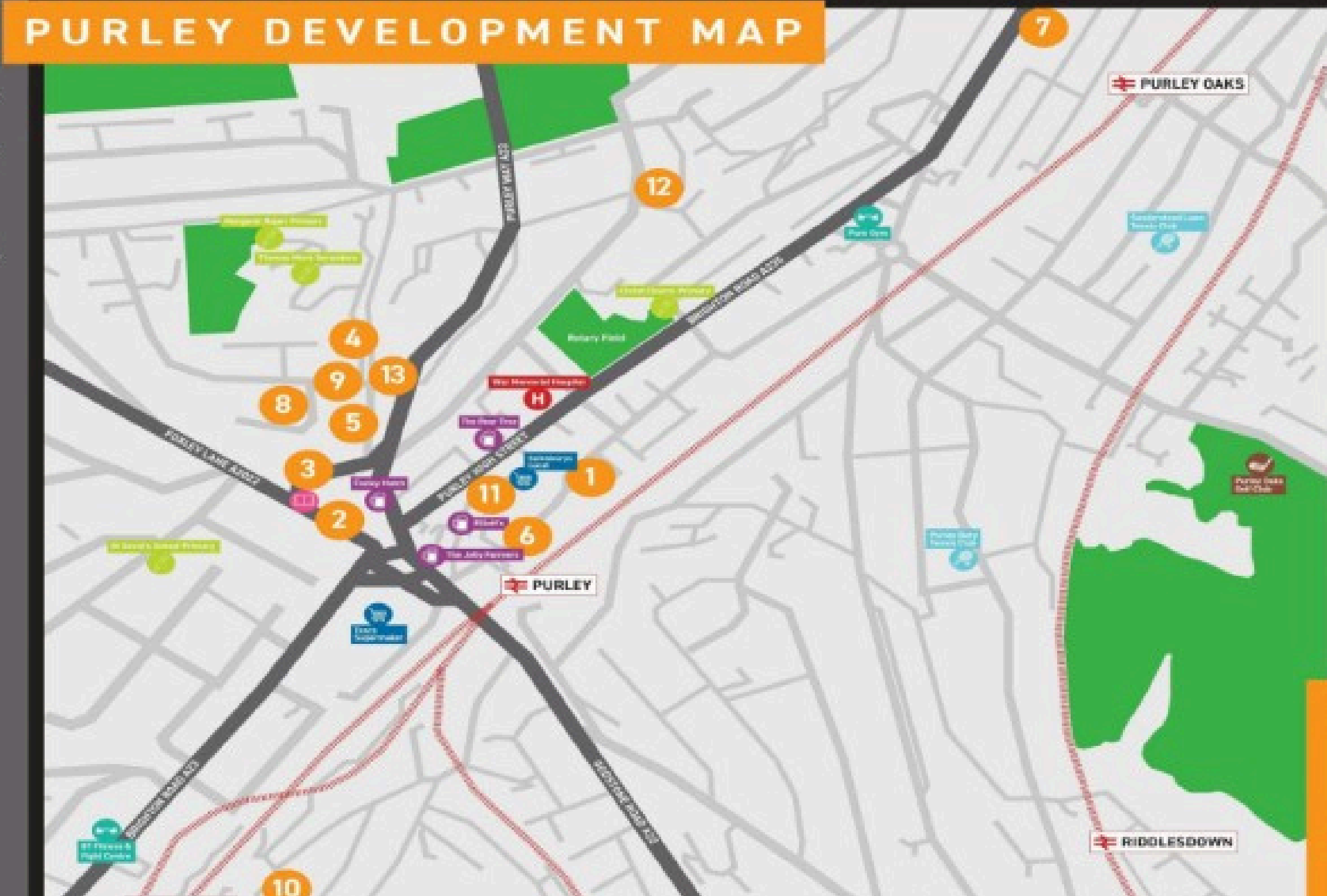
**Developer:** Sumner Homes
- 10 St Nicholas SEN Primary School, Purley**

**Developer:** Wilmore Davis/SB Craydon
- 11 Calum Court, Purley**




**Developer:** PD Properties
- 12 126 Pampisford Road, Purley**

**Developer:** Sumner Homes
- 13 922-930 Purley Way, Purley**

**Developer:** Justin Homes



**KEY**

	Pub/Bar		Supermarket
	School		Tennis club
	Golf club		Hospital
	Library		Gym

# Next Steps



1st  
Schedule meeting  
with our team to  
discuss further



2nd  
Meeting held to  
discuss any  
additional  
information required



3rd  
Interested  
buyer makes  
an offer



4th  
Seller - offer  
acceptance or  
counter offer