



# CROWN DEVELOPMENTS

EMPOWERING VISION

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[WWW.CROWN-DEVELOPMENTS.CO.UK](http://WWW.CROWN-DEVELOPMENTS.CO.UK)

## A NOTE FROM THE CROWN DEVELOPMENTS TEAM . . .

NO MAN IS AN ISLAND, AND DOING BUSINESS ALONE IN OUR HIGHLY CONNECTED WORLD IS A GUARANTEED WAY TO MISS EXCITING GROWTH PROSPECTS. OUR TEAM IS MADE UP OF A BROAD RANGE OF PROFESSIONAL, COMMERCIAL AND FINANCIAL BACKGROUNDS. THEY HAVE A PROVEN TRACK RECORD OF SUCCESSFULLY INVESTING AND DEVELOPING IN PROPERTY. AT CROWN DEVELOPMENTS, WE RECOGNISE THE BEST RETURNS ARE ACHIEVED WHERE THERE IS A COMMON VISION FOR BUSINESS PROGRESSION.

OUR DEDICATED PROPERTY TEAM WORKS WITH OUR IN HOUSE DEVELOPERS TO IDENTIFY A RANGE OF OPPORTUNITIES FOR OUR INVESTORS. WHILST WE ARE GENERALLY UNBIASED TOWARDS INVESTMENT SECTORS, MOST OF OUR ACQUISITIONS ARE IN RESIDENTIAL AND COMMERCIAL PROPERTY, WHERE WE HAVE SUCCESSFULLY LED A NUMBER OF PROJECTS FROM CONCEPT, THROUGH DEVELOPMENT, TO SALE, ACHIEVING PROFITABLE OUTCOMES FOR ALL STAKEHOLDERS IN THE PROCESS.

WE HOPE TO WELCOME YOU AS PART OF THE CROWN DEVELOPMENTS FAMILY.

## IMPORTANT INFORMATION (DISCLAIMER)

THIS DOCUMENT IS NOT A FINANCIAL PROMOTION NOR AN INVITATION TO INVEST AND THE INFORMATION CONTAINED HEREIN SHOULD NOT BE RELIED ON AS THE BASIS OF AN INVESTMENT DECISION. AN INVESTMENT DIRECTLY INTO AN UNQUOTED OR PRIVATE COMPANY OR INTO PROPERTY CARRIES A HIGHER DEGREE OF RISK THAN MANY OTHER FORMS OF INVESTMENT AND MAY BE DIFFICULT TO REALISE, AS SHARES IN PRIVATE COMPANIES ARE NOT PUBLICLY TRADED. THE VALUE OF SHARES IN A PRIVATE COMPANY, AND THE LEVEL OF INCOME DERIVED FROM THEM, MAY FALL AS WELL AS RISE AND INVESTORS MAY NOT GET BACK THE MONEY ORIGINALLY INVESTED. PAST PERFORMANCE IS NOT A GUIDE TO FUTURE PERFORMANCE.

CROWN DEVELOPMENTS ACQUISITIONS ARE INTENDED FOR PROFESSIONAL CLIENTS AND PROFESSIONAL INVESTORS ONLY. SUCH INVESTMENTS ARE ONLY SUITABLE FOR INVESTORS WHO ARE ABLE TO EVALUATE AND UNDERSTAND THE RISKS AND MERITS OF SUCH INVESTMENT AND HAVE THE RESOURCES TO BEAR ANY LOSS THAT MAY RESULT FROM SUCH INVESTMENTS.



## WHAT WE DO...

CROWN DEVELOPMENTS WORKS WITH HIGH NET WORTH INDIVIDUALS FROM AROUND THE WORLD. WE PROVIDE A BESPOKE SERVICE TO MEET THE INVESTMENT NEEDS OF EVERY STAKEHOLDER ON EACH PROJECT.

WE AID AND ASSIST OUR UK AND OVERSEAS CLIENTS WITH SOURCING AND ACQUIRING THE PERFECT PROPERTY OR PIECE OF LAND EITHER ON A SOLE OR JOINT VENTURE BASIS.

CROWN DEVELOPMENTS CAN LEND SUPPORT WITH OBTAINING INVESTMENT-BASED RESIDENCY VISAS, PERSONAL AND CORPORATE RELOCATION SERVICES AND VACANT PROPERTY MANAGEMENT IN THE UK. WE ASSIST IN EVERY ASPECT OF THE PROPERTY INVESTMENT JOURNEY INCLUDING ANY REQUIRED ANCILLARY SERVICES TO ENSURE AN OVERALL COHESIVE PROCESS.

OUR BESPOKE CONSULTANCY INCLUDES ASSISTANCE WITH BUYING AND SELLING ASSETS VIA AUCTIONS OR COLLABORATING IN JOINT VENTURES FOR DEVELOPMENT AND REFURBISHMENT. WE CAN ALSO AID AND INFORM WITH REGARDS TO WEALTH PROTECTION SOLUTIONS THAT WORK WITHIN THE UK.

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## HOW DOES CROWN DEVELOPMENTS WORK?

"CROWN DEVELOPMENTS - LARGE ENOUGH TO DELIVER, STILL SMALL ENOUGH TO CARE."

AT CROWN DEVELOPMENTS, OUR ONLY OBLIGATION IS TO OUR CLIENTS. WE APPRECIATE THAT EACH INDIVIDUAL HAS DIFFERENT CIRCUMSTANCES, GOALS AND PREFERENCES, AND THUS REQUIRE A BESPOKE SERVICE TO BETTER SUIT THEIR NEEDS.

IN ORDER TO TAILOR THE SERVICE APPROPRIATELY WE INVITE CLIENTS FOR AN INITIAL CONSULTATION TO ESTABLISH THEIR WEALTH CREATION GOALS, AND DETERMINE THEIR OVERALL DESIRED OUTCOME.



# INVESTMENT OPTIONS

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## 1. LOAN INVESTOR

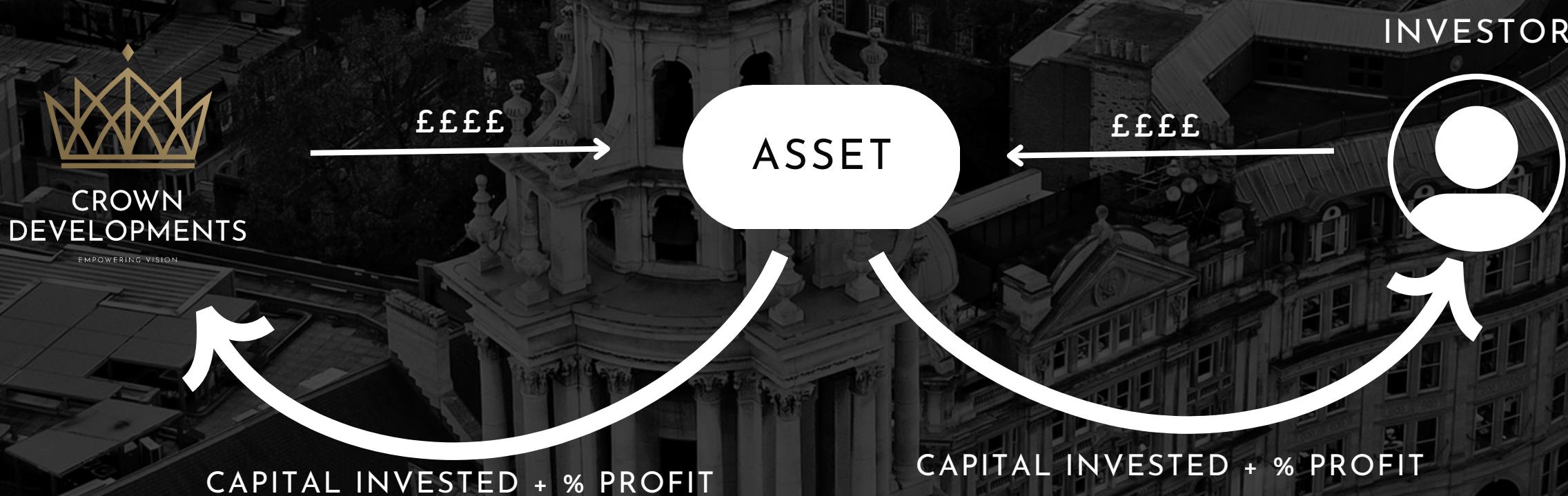
CROWN DEVELOPMENTS PURCHASES AN ASSET USING FUNDS FROM AN INVESTOR WHICH ARE SECURED AGAINST THE PROPERTY. THE INVESTORS RECEIVE A FIXED RATE OF RETURN THAT IS DETERMINED BY THE INTEREST RATE ON THE LOAN AND HOW MUCH THEY HAVE INVESTED.

THE INITIAL CAPITAL FROM THE INVESTOR WILL BE RETURNED EITHER VIA SALE OR RE-FINANCE OF THE ORIGINAL ASSET.



## 2. EQUITY INVESTOR

MOST PROPERTY ACQUISITIONS THAT CROWN DEVELOPMENTS DEAL WITH, INVOLVE INVESTMENT FROM THE EQUITY INVESTOR. THE INVESTOR IS A SHAREHOLDER IN A SPECIFIC PROPERTY, AND THEIR STAKE IS PROPORTIONATE TO THE AMOUNT THEY HAVE INVESTED. RETURNS ARE REALIZED IN THE FORM OF A SHARE OF THE RENTAL INCOME THE PROPERTY GENERATES. AT THE POINT OF SALE, PROCEEDS WILL BE SPLIT IN PROPORTION TO THE PERCENTAGE EQUITY HELD BY EACH PARTY.



## 3. SOURCING OF PROPERTY

CROWN DEVELOPMENTS WORKS ALONGSIDE A MULTITUDE OF DEVELOPERS AND INVESTORS WHO ARE CONFIDENT AND FINANCIALLY ABLE TO PURCHASE AN ASSET ON THEIR OWN. A KEY SERVICE WE OFFER IS SOURCING APPROPRIATE LAND AND PROPERTY, OFTEN WITH ALREADY OBTAINED PLANNING PERMISSION, AND NOT AVAILABLE ON THE OPEN MARKET. CROWN DEVELOPMENTS WILL CHARGE A FINDER'S FEE FOR THIS SERVICE.

## CASE STUDIES

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### READING, BERKSHIRE, RG31

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DATE OF INVESTMENT: MAY 2022

ROI: £700,000

GDV: £3.2 MILLION

PURCHASE: £940,000



A POTENTIAL CLIENT APPROACHED CROWN DEVELOPMENTS IN MAY 2021 IN ORDER TO ASSIST HIM WITH HIS MAIDEN PROJECT. HE REQUIRED HELP IN THE SOURCING AND ACQUISITION OF A PROPERTY IN A PARTICULAR AREA.

USING OUR EXTENSIVE NETWORK OF CONNECTIONS A SITE WAS DISCOVERED IN THE DESIRED AREA ON A ROAD, WHERE ON INVESTIGATION IT WAS FOUND SIMILAR PROPERTIES WERE GRANTED WITH MULTIPLE UNITS. THE CLIENT PURCHASED THIS SITE IN CASH FOR 1.1 MILLION POUNDS.

CROWN DEVELOPMENTS FURTHER ASSISTED THE CLIENT ON OBTAINING PLANNING PERMISSION AND CONSENT TO BUILD FOUR NEW DETACHED HOUSES ON THE EXISTING SITE.

LENDERS WERE FOUND AND SOURCED BY CROWN DEVELOPMENTS IN ORDER TO ASSIST THE CLIENT IN FINANCING THE PROJECT. THE CLIENT CONTINUED ON TO CONSTRUCT FOUR HOUSES ON THE SITE WITH THE CONTINUED HELP AND EXPERTISE PROVIDED BY CROWN DEVELOPMENTS. THE PROPERTIES ON THE SITE ARE CURRENTLY VALUED AT A TOTAL OF 3.2 MILLION POUNDS.

### WINDSOR, BERKSHIRE, SL4

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DATE OF INVESTMENT: MAY 2019

ROI: £600,000

GDV: £3 MILLION

PURCHASE: £1.1 MILLION



IN MAY 2019 CROWN DEVELOPMENTS WERE APPROACHED BY A POTENTIAL CLIENT WITH DISPOSABLE INCOME THAT HE WISHED TO INVEST IN PROPERTY.

CROWN DEVELOPMENTS WERE ASKED TO ASSIST IN THE PROCUREMENT OF A SITE IN A PARTICULAR AREA WHERE SIMILAR PROPERTIES HAD PREVIOUSLY BEEN GRANTED WITH MULTIPLE UNITS.

THIS WAS SUCCESSFULLY ACHIEVED. THE CLIENT PURCHASED THIS SITE FOR 1 MILLION POUNDS WHILST ONLY PERSONALLY INVESTING £400,000 THE REMAINDER BEING FUNDED BY A COMMERCIAL MORTGAGE.

OUR TEAM FURTHER CONTINUED TO ASSIST WITH PLANNING AND OBTAINED CONSENT TO BUILD. PLANNING PERMISSION FOR SIX NEW 2 BEDROOM APARTMENTS AND THREE 1 BEDROOM APARTMENTS WAS GRANTED.

THE 9 APARTMENTS SOLD FOR A TOTAL VALUE OF 3 MILLION POUNDS.