

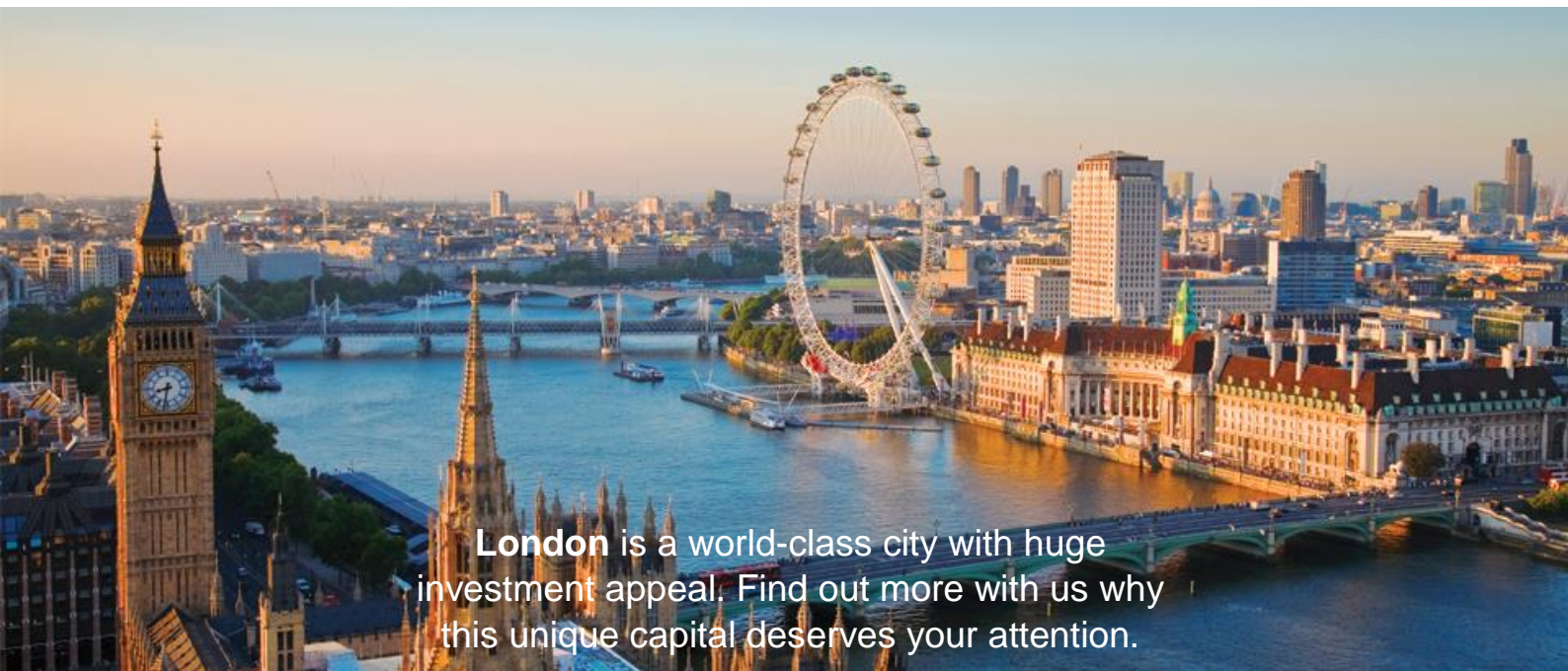


# RELIANCE HOMES PROPERTY INVESTMENT BROCHURE 2019



RELIANCE HOMES  
BUILDING THE RELIABLE

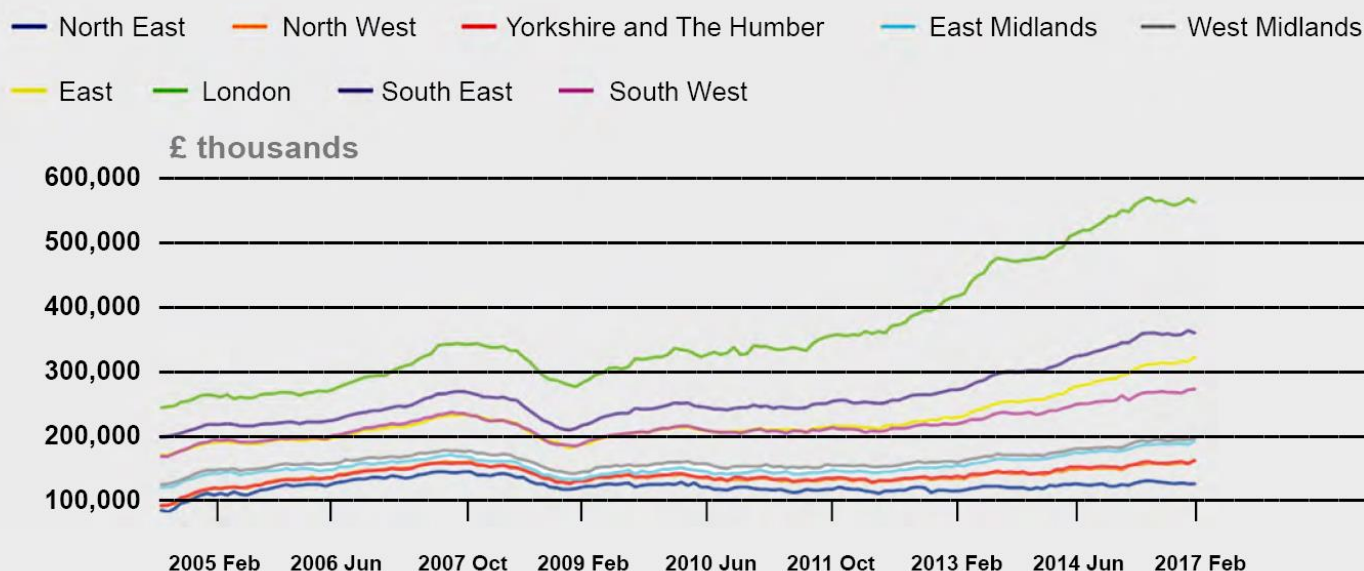
**As an investor, you are looking for enhanced returns from UK Property. How do you achieve them with controlled risk and where can you find experts you can trust to deliver them?**



**London** is a world-class city with huge investment appeal. Find out more with us why this unique capital deserves your attention.

Perceptive investors are increasingly aware of the prospects in the UK's London real estate market and are looking for ways to access this valuable sector. Reliance Homes is a real estate investment and development business that specialises in finding London property opportunities for our investors and using our expertise to deliver projects from the acquisition stage through to disposal with highly lucrative returns.

### Average house price, by English region, January 2004 to February 2017



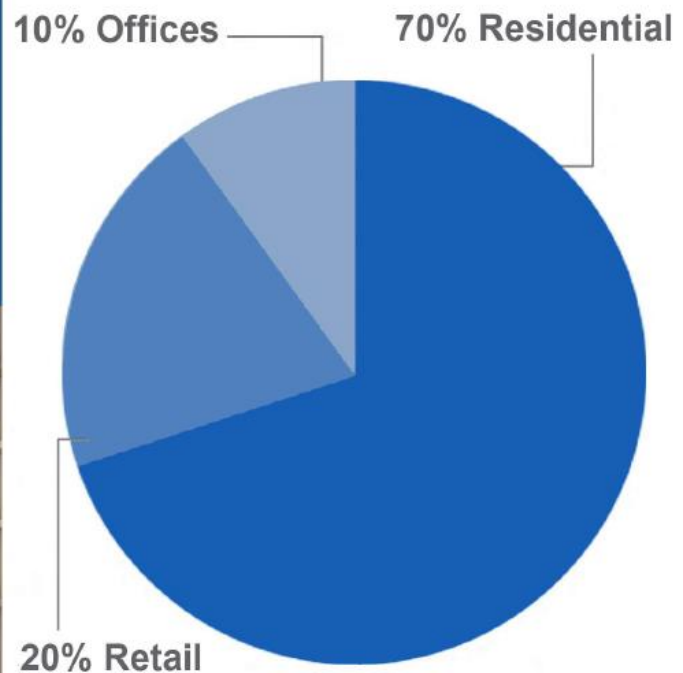
Source: HM Land Registry and Office for National Statistics

## WHAT WE HAVE DELIVERED

- 10% - 20% IRR to investors, net of all fees
- Average project equity returns of 30-45% on all projects completed to date.



## Our Property Developments by Sector



## HOW WE ACHIEVED IT

- By sourcing opportunities off market and/or below market price where we can add value
- By buying only in prime locations where occupational/tenant demand is high and supply is low, mitigating market risk
- By adding value and delivering high quality projects, not only by intensively asset managing existing buildings but also through using our expertise to pass planning and develop new building
- By being accessible, honest and communicative with our partners

# INVESTMENT OPTIONS

## Option 1

### JOINT VENTURE

We offer investors a joint partnership in one of our property development schemes. We expect from investors 40% of the project cost and offer a return of up to 40% of project profitability.

- Up to 40% return of project profitability
- Acquisition, development, and disposal managed
- No hidden charges or fees

### SIMPLE GUIDE FOR OPTION 1 – JOINT VENTURE

1. We will have a meeting in our office where one of our directors will discuss with you the prospect of a joint development project.
2. Upon agreement, the team at Reliance Homes identifies the development site with full planning permission or permitted development rights.
3. The building is acquired in a joint purchase and re-development work into residential accommodation commences.
4. Site construction continues until completion, at which point the individual units will be sold.
5. Once sold, profits are split accordingly.

## Option 2

### 10% PER ANNUM GUARANTEED PERSONAL LOAN

The investment will be a personal loan fixed for a 2-3-years period towards property acquisition or development. Interest is paid every 6 months and the initial investment is returned at the end of the term.

- 10% fixed annual returns
- Hands-off property investment
- Low entry level
- No hidden charges or fees
- Signed Personal Guarantee provided by Director on investment amount and interest

### SIMPLE GUIDE FOR OPTION 2 – PERSONAL LOAN

1. We will first have a meeting in our office where one of our directors will discuss with you the prospect of a personal loan.
2. Once an agreement has been made, we will provide a loan agreement for both parties to sign, and a signed personal guarantee from a director to protect your investment.
3. We receive your investment and interest accrues the day after funds are received. Reliance will continue to pay interest at a rate of 10% per annum on the amount invested every 6 months.
4. Once the agreed term of 2-3 years ends, the principal amount invested along with outstanding interest is returned to the investor.

## WHAT WILL YOUR INVESTMENT BE USED FOR?



- The funds will be used to acquire land or commercial property to convert into residential accommodation.
- The properties will be renovated using permitted development rights where possible, or the equivalent full planning requirements.
- Reliance will oversee the entire development process, utilising our experienced acquisition team, construction team, and sales/lettings teams to complete the project as efficiently as possible.

## HOW WE MANAGE INVESTOR RELATIONS

Our objective is to deliver outstanding returns and a high level of personal service to our investors. Our range of investments allows you to diversify your risk, while our open communications ensure you to maintain a sense of real asset ownership.

### A simple investment process

From the moment our investors look to invest with us, we keep everything clear, open and simple. You will have one point of contact for all legal documentation and we will manage the process in detail.

### Open and regular communication

Our updates provide you with details of the precise assets invested in and their progress, alongside regular net asset value statements. You will also receive regular communications and announcements about acquisitions, disposals, planning and development activity.

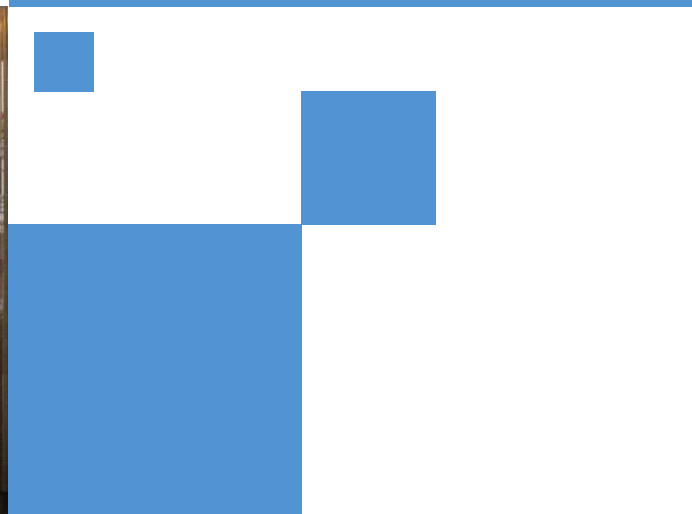
### An accessible senior team

Our investor communications extend beyond the published word. We are not a faceless fund manager who treats investors as a number. You will always receive a personal line to contact the team.

If you'd like to get in touch regarding investing with us, please contact

Manj Makkar, Partner,

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[manj@ipmestates.co.uk](mailto:manj@ipmestates.co.uk)



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