

EVERYTHING YOU NEED TO KNOW ABOUT YOUR INVESTMENT



**City
Developing**
Investment & Developments

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WHO WE ARE



City Developing was founded in 2011 to help investors make successful investments effortlessly with a single mission to build efficient structures with enduring value.

Our team of creative professionals carefully evaluate each project to assess both financial constraints and timescales. Over the years we've become known as a top Property Development Company.

Whether you're a first-time or active investor, we're your go-to property developing company, helping you invest securely with a focus on HMO structures.

WHAT WE DO

Project management

We undertake the asset management of the entire project cycle which includes sourcing, conveyancing, finance, legislation, construction and architects as well as a team to oversee your project throughout. Once the project is nearing completion we will arrange refinancing to return all the capital to the investor.

The end is just the beginning.

Once your development is completed, the joys of being a landlord are about to begin. Tenants, maintenance, full-time management and more.



**YOU'RE
IN GOOD
HANDS**

We subsequently manage the property on your behalf overseeing letting, rent collection, insurance and maintenance to ensure the smooth functioning of the property.

MEET THE FOUNDER

Joseph Kahan, Director of Residential Management, leads the day-to-day operations of the company including acquisitions, asset management, and investor relations.

He began his career in 2011 in the real estate business, focusing on value-added acquisitions of apartments in London. Since then, Joseph has successfully developed an extensive track record and has established himself as an active investor in the HMO industry. He presently manages over 400 rooms & flats on behalf of national and international investors.

His portfolio is spread across London achieved revenue growth of 25% for assets under management.

Joseph continues to expand his holdings via his strong work ethic, collaboration, and long-term vision of excellence in the industry which have made him an ideal partner for his many clients.



**WHY
WORK
WITH US**

City Developing has been a trusted investment company for a wide range of clients since 2011.


Get all your money back before we receive any profits.

ABOUT HMO'S

Houses in multiple occupation, An HMO is a House or a part of a building such as a flat that is occupied by three or more persons, living as more than one household,

Buildings which comprise self-contained flats can also be HMOs, as can buildings containing a mixture of self-contained flats and units of accommodation which are not self-contained flats. The UK government has adopted national minimum space standards for rooms in HMOs used as 'sleeping accommodation' and also allows for the use of a dwelling house or Flat as an HMO by not more than 6 residents

Therefore if you want a House/Building to be occupied by more than six residents you would legally first have to split into 2/3 self-contained flats (self-contained dwellings) and then be able to rent out each one of them as an HMO subject to complying with the national minimum space for the rooms. Those sizes vary; each borough/council has its own room size requirements so one can generally fit 3-6 rooms in each Flat.



HOUSES IN MULTIPLE OCCUPATION

The most common form of HMO is where three or more unrelated persons occupy a house, where they pay rent for their own bedroom and share a kitchen and/or a bathroom. However, there are other ways in which the occupation of a building, or part of a building, can constitute a HMO, and these are defined in Sections 254 - 259 of the Housing Act 2004.

RECENT AQUISITIONS



Property Address	Area	Units	Price paid	Development cost	GDV/value	Value increase
Hendon Way	NW2 2LX	7 Flats	£600,000	£140,000	£1,000,000	£255,000
Lower clapton	E5 ONP	8 Flats	£900,000	£160,000	£1,500,000	£440,000
Burlington Road	N17 9UH	6 Flats	£595,000	£50,000	£890,000	£345,000
Kirkstall Road	SW2 4HF	House	£700,000	£190,000	£1,200,000	£310,000
The Vale	W3 7RG	13 Flats	£980,000	£25,000	£1,500,000	£495,000
Lawrence Road	SE25 5AA	20 Flats	£1,850,000	£200,000	£2,500,000	£450,000
Edghill Road	CR4 2HZ	20 Flats	£1,200,000	£495,000	£2,500,000	£1,005,000
Lewisham High Street	SE13 5AF	11 Flats	£880,000	£210,000	£1,400,000	£460,000
Catford Hill	SE6 4PW	15 Flats	£925,000	£350,000	£1,950,000	£575,000
Crawley Green	LU2 OQY	54 Flats	£3,100,000	£0.00	£6,000,000	£2,900,000
Hither Green	SE13 6TT	9 Flats	£950,000	£20,000	£1,100,000	£950,000
Lambert Road	SW2 5BE	11 Flats	£1,245,000	£30,000	£1,450,000	£175,000
Goodmead Road	BR6 OHX	36 Flats	£3,400,000	£40,000	£3,600,000	£160,000
Total		211 Units	£12,680,000	£1,910,000	£26,590,000	£8,520,000

Purchase Cost

Purchase Price	£1,500,000
Stamp Duty	£45,030
Legal Fees	£5,000
Agent Fees	£30,000
Total Purchase Costs	£1,580,030

Purchase Loan

Purchase Loan 70%	1,050,000
Interest P/A	3.80%
Interest	£39,000
Total loan cost	£29,250

Development Cost

Development Costs	£265,000
Extra costs	£10,000
Total Build Costs	£275,000

Refinance

GDV	£2,450,000
Refinace 75%	£1,837,500
Equity left	£46,780

Total Income

Gross Income	£208,000
Mortgage pa	£63,000
Net Income	£145,000

Total Cost

Total Project Costs	£1,884,280
Total loan	£1,050,000
Equity Required	£834,280

INVEST WISELY

**WITHOUT INVESTING TIME,
TOIL AND TROUBLE.**

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