

Odyssey Partners

Investment Overview – Bath Road, Slough



Investment Information

Odyssey co-investment	£1.5m	Purchase Price	£4.66m
Unrealized Estimated Profit	£2.6m	Deal Arranger	UPC
Projected IRR (Gross)	68%	GDV	£18m
Projected EM (Gross)	2x	Partners	CGroup
Investment Type	Residential development		
Completion date of Acquisition	July 2015		
Anticipated Exit Date	September 2016		

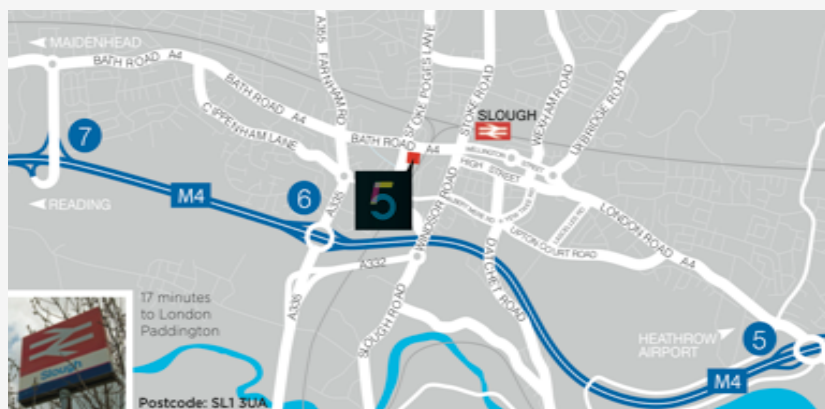


Investment Highlights

Opportunity: Permitted Development Right (PDR) approval to convert office building into 65 residential units.

Value Added: Planning consent obtained for additional 8 units within existing roof space. Interior designs branded by “Kelly Hoppen”.

Strong Partners: CGroup has extensive development experience in Slough residential market.



Market Overview

Location: 5 Bath Road fronts directly onto the Bath Road in Slough. The M4 at Junctions 5, 6 and 7 connects Slough directly to the national motorway network via the M25.

Description: Grade A office building

Residential Development: PDR to convert into 65 residential units. Planning consent obtained for additional 8 units.

Area Improvement: Slough is undergoing a £1bn make-over, including a new bus station, library and 500 new homes. Crossrail due to open in 2018.

Demand: Strong population growth supporting sales and rental market in Central Slough.