

Odyssey Partners

Investment Overview – Staines Road, Hounslow, London



Investment Information

Odyssey Investment	£4.3m	Purchase Price	£4.3m
Unrealized Estimated Profit	£2.5m	GDV	£17.35m
Project IRR (Gross)	29%	Deal Arranger	UPC
Project EM (Gross)	1.6x	Partner	UPC
Investment Type	Residential development		
Completion date of Acquisition	October 2016		
Anticipated Exit Date	October 2018		



Investment Highlights

Opportunity: Demolition of the existing buildings and erection of a new 7-storey building comprising 38, one and two bed, apartments.

Value Added: Hounslow will benefit from master-plan regeneration and nearby infrastructure projects, including new runway at Heathrow and Crossrail at Hayes & Hillingdon.

Partners: Odyssey Partners and UPC third residential project since July 2015.



Market Overview

Location: The site is a 300 metres walk to Hounslow Central tube station (Piccadilly line, Zone 4), with a 10 minute journey to Heathrow Airport and 30 minutes to the West End.

Description: Residential development opportunity of 38 new build apartments, all for private sale, and ground floor commercial space.

Residential Development: Acquired with planning approval for residential.

Supply: Limited new supply and strong buyer / rental demand. Three Galliard Homes office to residential schemes all quickly sold out.

Demand: Increasing sales and rental demand in growing commuter catchment area, with better value house prices than surrounding areas.