



CARPE DIEM PROPERTY

— LONDON —

INVESTMENT & DEVELOPMENT

HOW OUR BUSINESS WORKS



Planning & Development

Urban planning has played a vital role in all our developments. We understand the importance of providing good schemes. In the end we are providing homes for families, elderly people and young professionals.

Architecture & Design

We provide full architectural design, urban design, master planning for all our projects.

New Build

We work with our close and trusted delivery partners with proven track records of building quality residential and commercial property.

Carpe Diem Property and Partners have undertaken planning and development projects across London & South East England of over 150 residential units, 20,000 sqft of commercial space with a combined Gross Development Value of over £100M.

- Experience and proven track record working in various partnership either through joint ventures, subject to planning arrangements and working on behalf of others.
- A team who can provide time, expertise and the financial resource
- A personable and transparent team.

THE TEAM



ED HECTOR *Founder & Director Carpe Diem Property*

Ed was immersed in property from an early age where his grandfather & father were senior partners in the company that now is Balfours. He studied at Oxford Brookes & in 2003 started developing residential led projects in London, Cornwall, Norfolk, Oxfordshire & Shropshire while balancing a decade in consulting & a further degree in Property Development. Ed's principal role is to focus on the company's business development, originating new off market leads & managing the relationships of both investors & JV developer partner's requiring equity via his UHNWI black book & has raised over £30m. His strengths are in deal structuring, negotiating & creating collaborations within the carefully selected JV partner team. His wife Kate spent 2 decades working at the highest levels of interior design and this expertise is leveraged to engineer optimum value throughout the process. With an envied black book, between the CDP team there are not many property questions we can't answer and sites we can't unlock.



JAMES FOX *Director Carpe Diem Property*

James's has over 20 years experience in residential and mixed-use developments. Before setting up a construction business in 2008 and co-founding Orbital development in 2009, James was a Director at CB Richard Ellis. During his time there James developed relationships with public and private landowners and institutions offering strategic consultancy and development advice. James's principal role is to focus on planning and development, working closely with the team on acquiring land and properties for the company and under Joint Ventures. His strengths are with design and planning, identifying and selecting the professional team, coordinating and or managing the process from early conception stage through to the delivery of the end product.



KEVIN CHITTY *Head Of Acquisitions & Investments*

Kevin brings strong experience executing buy and sell-side transactions, capital raises (Equity & Debt) for development, investments and JV structuring. Also responsible for investment and development transaction origination, underwriting, structuring and capital raising. Kevin's has a finance and banking background working on transactional analysis and deal modelling. During his time Kevin has acquired and structured over £190m in Gross Development Value between residential, commercial and retirement projects. Kevin's expertise lies in identifying off market opportunities, running the deal analysis, structuring acquisitions and joint ventures, through to building the planning and design team and finally packaging the most suitable debt and equity structures. Kevin completed his degree in Finance and a Masters in Real Estate with a focus on Modern Methods of construction & Private Equity Investments and is currently working towards his MRICS accreditation as a chartered surveyor with the RICS.

THE PROFESSIONAL TEAM



CDP draws upon the expertise of a number of professionals.

We have a range of consultants, contractors, legal and financing representatives.

This means we carefully craft the right team around every project, based on its location, type of challenge faced, particular experience of working with those local authorities.

This translates into a track record of 100% success rate at securing planning consents to date.



Planning Consultants



Architects



Construction



Site Managers



Lawyers



Accountants

CURRENT PROJECT PIPELINE



CARPE DIEM PROPERTY 4 SITE PIPELINE SECURED

- The sites have the potential to secure planning on and build out.
- Repurposing underutilised brownfield land to deliver high quality residential accommodation and commercial spaces.
- Residential led and mixed use schemes.



SITES

1. Light Industrial - Mixed use scheme – North East London.
2. Operational Retail Premises - Mixed use scheme – South East London.
3. Existing Storage Use - Mews house scheme – North East London.
4. Office Investment – South West London.

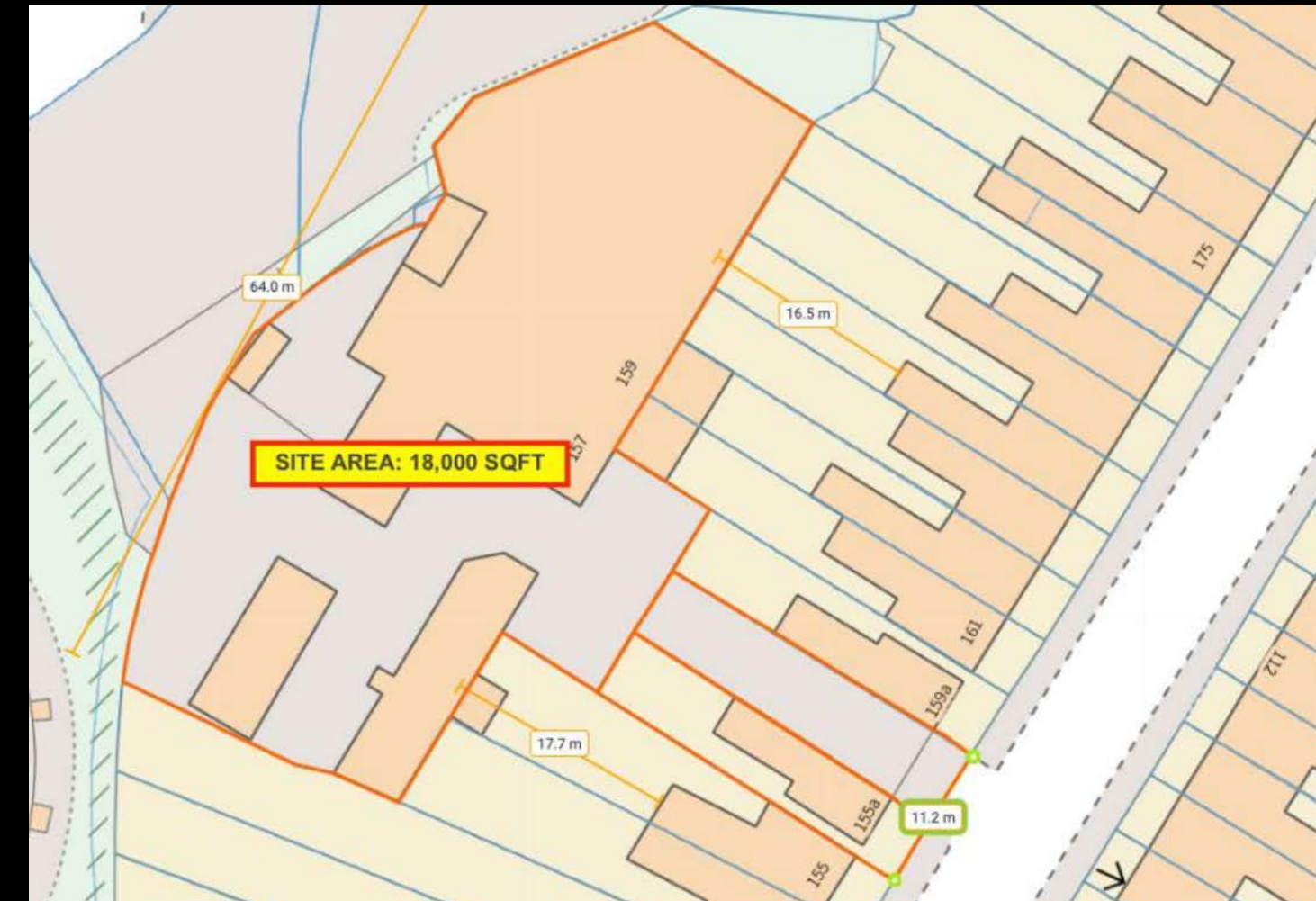


CURRENT DEVELOPMENT PIPELINE



NE LONDON | BACKLAND / INFILL SITE

- Unconditional purchase.
- Joint venture structure under partnership.
- Working in partnership CDP will manage the planning & delivery process for our partner.
- Existing light industrial use.
- Pre application stage for a mixed use scheme.
- Aim to secure planning in 2023 followed by construction.

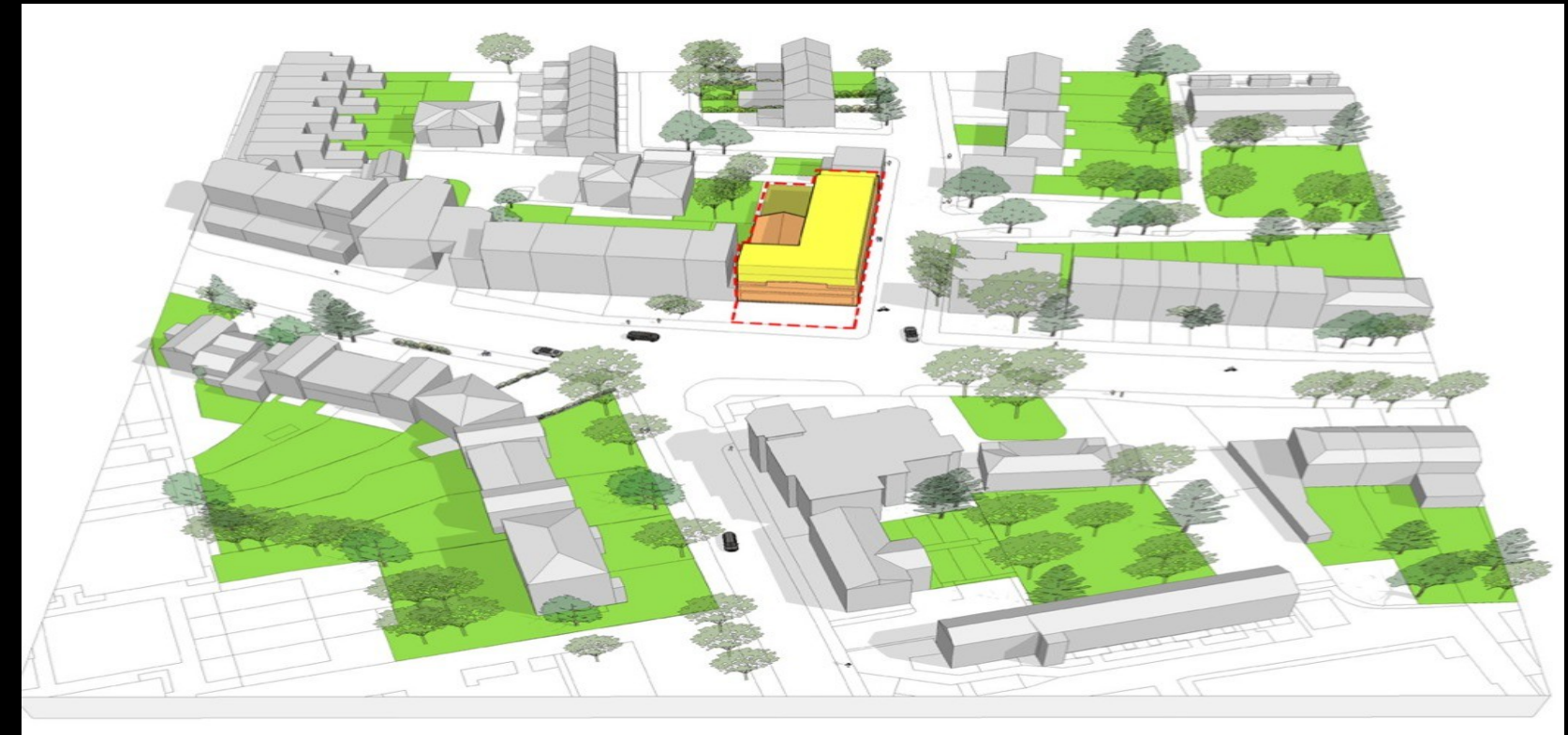


CURRENT DEVELOPMENT PIPELINE



SE LONDON | **PART NEW BUILD PART CONVERSION**

- Contracts exchanged on an operational commercial site.
- JV structured as a sale and leaseback.
- Pre application stage for a mixed use scheme.
- Aim to secure planning in 2023 followed by construction.

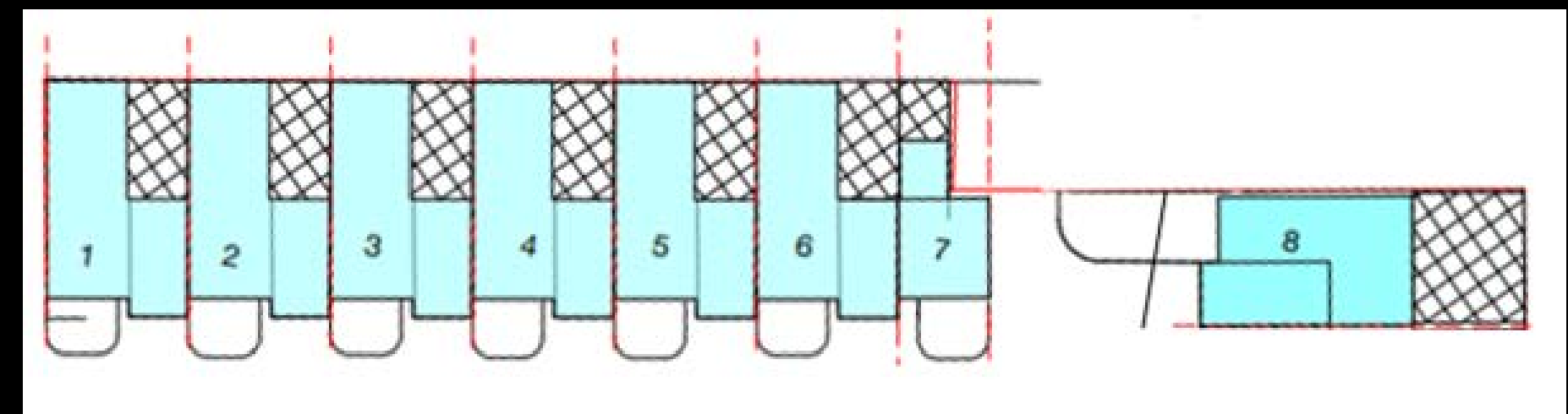


CURRENT DEVELOPMENT PIPELINE



N LONDON | BACKLAND / INFILL SITE

- Subject to Planning.
- Joint Venture Structure.
- Existing storage use.
- Pre application stage for 8 town houses.
- Contemporary linear designed scheme.
- Aim to secure planning in 2023 followed by construction.



CURRENT INVESTMENT PIPELINE



SW London | OFFICE INVESTMENT

- 5 year FRI lease with strong tenant.
- Investment Yield 7%.
- Long term hold.





CENTRAL / SOUTH UK DEVELOPMENT SITES WANTED WITHOUT PLANNING £1m-20m

SUITABLE FOR RESIDENTIAL or MIXED USE DEVELOPMENTS
WE BUY UNCONDITIONALLY OR SUBJECT TO PLANNING

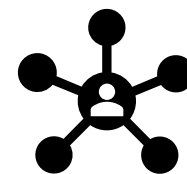
WE ARE AN EXPANDING RESIDENTIAL DEVELOPER AND URGENTLY REQUIRE SITES THIS QUARTER

We are cash buyers, can complete swiftly, are open to JVs with land owners to unlock a site's planning potential & build out

SEARCH CRITERIA

- **Price**
 - £1-5m sweet spot up to £20m/sites without planning
- **Sites with Potential for Flats or Houses**
 - Less than 9 units or 20-300+
- **Land Size**
 - Minimum 0.20 acres
- **Build Type - New Build or Conversion**
 - Residential led or mixed use
- **Exit Sales Values**
 - £500 sqft - £800 sqft locations

CENTRAL & SOUTH UK + LONDON LOCATIONS



Urban Areas - City centre or edge
of commuter villages / towns



Central / South UK, Home Counties &
London Zones 2 outwards



Close to retail,
leisure amenities



Light Industrial &
Brownfield sites



Less than 10 minutes
to transport links

PIPELINE >60 Units & £40M GDV

- **Developments:**
 - SE London house refurbishment
 - N London commercial site for 8 houses
 - SE London office refurb for 17 units
 - N London commercial site for 30 units +
- **Office Investment:**
 - Wimbledon office 7% yield

CALL US TO DISCUSS OUR MARKET BEATING INTRODUCTION FEES PAID

GET IN TOUCH WITH US



If you would like to learn more about Carpe Diem Property or how to be considered for partnering or investing in one of our developments, then we look forward to hearing from you.



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**WE LOOK FORWARD TO
HEARING FROM YOU**



CARPE DIEM PROPERTY

— L O N D O N —

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