



ZOO VIEW PROPERTIES

INVESTOR PROSPECTUS

Hunting the Finest Deals for your Investment in the UK.



WELCOME TO ZOO VIEW PROPERTIES

Zoo View Properties is an independent and dedicated client-focused property business that develops, invests, and operates a portfolio of houses, from commercial to residential conversions, apartments, aparthotels, serviced accommodation, retirement independent living, student accommodation, affordable living, specialised MMA (Modern Methods of Construction) and Passivhaus thinking in England and Wales.

Situated in Swindon, the largest town in the beautiful county of Wiltshire, South West England, our strategic location is just 50 minutes from London and Oxford, 20 minutes from Bath, and 40 minutes from Bristol.

- Sourcing: finding the correct type of property.
- Development: planning, managing and delivering projects.
- Operations: end-to-end development services.
- Investment: participate in exciting projects and generate strong returns through loans, joint ventures or outright acquisition.

We cater to your property needs, aiming to maximise capital, safeguard wealth, and yield substantial returns.



***"Owning a home is a
keystone of wealth"***



WHAT DO YOU KNOW ABOUT US?

About Us:

At Zoo View Properties, we view property investing and development as more than just bricks and mortar — it's fundamentally a people business.

Our goal is not only to create generational wealth but also to solve people's problems. We are committed to serving your property goals, whatever they may be.

Run by a dedicated team of forward-thinking, hard-working, passionate property experts, we are all about hunting the Finest Deals for your investment in Swindon, England and Wales.



WHY UK?

The UK property sector remains robust and stable in the face of global financial challenges. The consistent doubling in value every seven years reflects its resilience.

Factors such as population growth through immigration, the influx of domestic and international students, a mobile professional workforce, the rise in staycation and assisted living options, and downsizing by older people have led to a shortage of approximately 150,000 homes annually.

Recognising this shortfall, we perceive a compelling opportunity to contribute to the solution while achieving a healthy and solid return on investment and capital deployment.





"Don't wait to invest in real estate. Invest in real estate and wait."



WHY ZOO VIEW PROPERTIES?

- **End-to-End Service:** We offer a comprehensive service from deal procurement to tenant placement. Our team handles everything, ensuring a seamless investment journey.
- **Global Vision, Local Precision:** Our seasoned team brings a wealth of local insights complemented by a global vision, providing a nuanced perspective for your investment strategy.
- **Small Business Advantage:** As a small business, our strength lies in our agility. We pivot to meet your needs and deliver a level of personal attention that larger firms often struggle to match.
- **Strategic Portfolio Building:** We go beyond traditional property investment. As portfolio builders, we understand the intricate details of creating assets that stand the test of time.



SPECIFIC SERVICES

Managing Refurbishment:

Managing refurbishment is a crucial link in the property process. If done incorrectly, it can lead to time, cost, and quality issues. We remove the pain by using only high-quality workmanship, artistry and craft. If you have a property near us, we can manage the refurbishment for you.

Deal Sourcing:

Benefiting from our connections in a thriving investment region, we secure outstanding deals. During onboarding, we work closely with you to propose and procure deals that meet your predefined criteria.

Deal Packaging:

Our end-to-end service comprises four essential stages: procure, acquire, refurbish, and launch. We secure a property that aligns with your criteria, handle the acquisition in a hands-off approach, employ our refurbishment team to ensure high-quality work, and ultimately hand over the property to a letting agent, estate agent, or management company based on your objectives.

Investment:

As a distinguished small business, we pride ourselves on tailoring investments to match your aspirations precisely. Your aims are the inspiration for bespoke investment options. We offer you a fixed percentage return, contractually guaranteed and disbursed according to an agreed-upon schedule.





EXAMPLE PROJECTS

Lansdown Place, Cheltenham:

refurbishment of a block of 8 apartments to a high standard. Retained for serviced accommodation.

Purchase price: £880k

Build: £640k

GDV: £2.1m

Joint venture.

Annual yield >20% from operations.



Clare St, Bristol:

conversion of offices into a beautiful 6-unit aparthotel. Retained for overseas student extended stays.

Purchase price: £400k

Build: £1.1m

GDV: £1.9m

Investors lent £400k for purchase, repaid with a 17% interest rate.



Cabot Mews, Bristol:

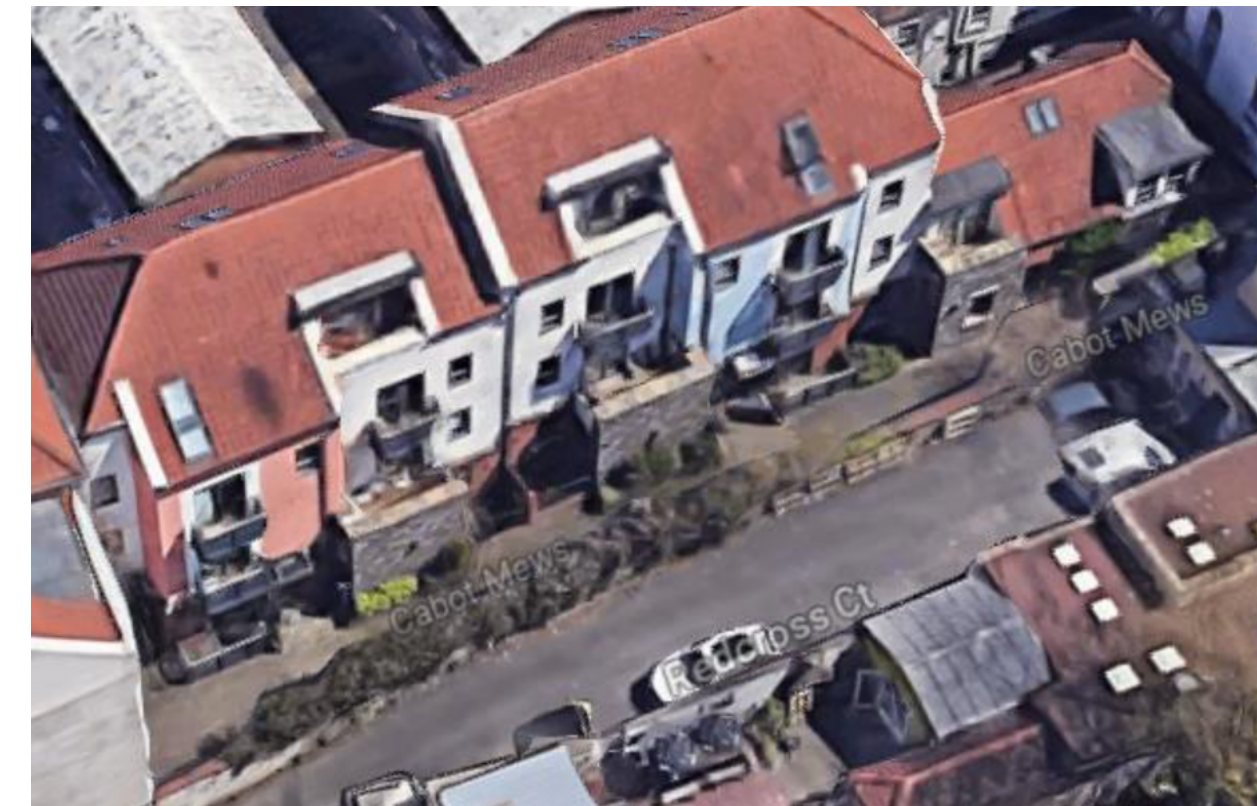
refurbishment of 17 apartments and management of serviced accommodation for overseas students.

Purchase price: £3.2m

Build: £180k

GDV: £3.8m

*Managed renovation and operations.
Annual yield >15%.*





WITH WHOM DO WE PARTNER?

Our partners are often individuals with ample financial resources but limited time and a lack of local real estate market knowledge.

These individuals recognise the advantages of long-term property investments, appreciating both cash flow and capital appreciation. However, for various reasons, they might lack the time, knowledge, or inclination to attend property viewings or follow up with, for example, an electrician regarding a rewiring project.

We aim to provide these individuals with various services tailored to their unique circumstances.





INVESTOR ONBOARDING PROCESS

Step 01

Book a discovery call.

Step 02

Agreements signed + proof of address, funds and ID received.

Step 03

Investment criteria meeting.

Step 04

Commitment agreement signed.

Step 08

Submit offer.

Step 07

Deal pack created.

Step 06

Carry out due diligence.

Step 05

Source opportunities.

Step 09

Searches and Conveyancing.

Step 10

Exchange and complete.

Step 11

Manage refurb (if required).

Step 12

Hand over to management agent.



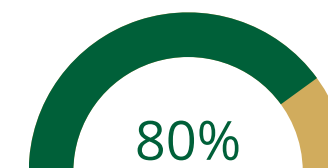
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MR LINUS MACLIU

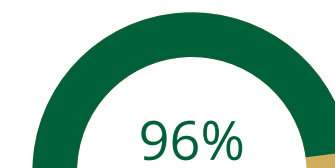
DIRECTOR 主任

A seasoned globetrotter with a portfolio spanning 99 countries, he is known for overseeing prestigious global projects, including the UK Pavilion at the 2010 Shanghai World Expo.

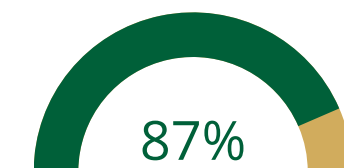
Linus has skillfully assembled a team of real estate professionals in the UK, at your service as and when required, including developers, solicitors/lawyers, architects, structural engineers, building surveyors, and interior designers. This collaborative strength is the cornerstone of our success.



Problem Solving



Communication



Management



PARTNERS

Zoo View Properties is founded on two core values – delivering the highest level of professional service and cultivating long-term relationships with our clients. Our commitment is to exclusively engage with trusted partners, ensuring you receive their expertise and excellent value for your investment.

Solicitor/Lawyer

The solicitor is essential to a property transaction in conveyancing and private purchases.

Architect/Structural Engineer/Building Surveyor

When purchasing buildings, it is essential to have an experienced architect/structure engineer/building surveyor.

Tax Consultant

Advises on current tax rates, rules and regulations. They can also help with your annual tax returns.





OUR CONTACT

Contact us for our initial meeting if this aligns with your investment preferences. We will delve into the investment opportunity and discuss your goals in detail.



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