



**PM RENOVATIONS LTD**

*The story so far.*

YOUR PARTNER IN  
Property investment



LOOKING BACK AND LOOKING  
AHEAD

PROFESSIONAL DEVELOPER & PROPERTY INVESTOR PORTFOLIO

# ABOUT US



*Maura Walsh*  
**MANAGING DIRECTOR**

After 25 years in Social Care and leading over 60 staff, the founder and Managing Director, Maura Walsh, put to light her dream company. A company that she believes will be a vehicle to achieve financial freedom. With the support and encouragement of her partner and Project Director, David Perkins comes the birth of PM Renovations Ltd.

PM Renovations Ltd; An Idea, a conversation, the beginning of something new and exciting. Launched on the 26th of April 2018 by its creators Maura Walsh and David Perkins, a boutique property investment company based in South London.



PM Renovations Ltd's maiden project was an auction purchase in July 2018. The one-bedroom flat in Ashburton Road Croydon was refurbished and leased in October of the same year. Since then, a variety of investment opportunities have been presented, including HMOs and single lets. To date, the company is progressing into land development and renovations.

The company's success is in part due to the commitment of David Perkins. With 25 years of experience in the building trade, gaining much of his work through recommendation because of the professionalism, reliability and quality of his work. David and his team of workers have completed a number of projects, elevating him from Project Manager to Project Director of PM Renovations Ltd.

Working as a Team, Maura and David have thrived. They have connected with like-minded people with the opportunity to discuss a variety of property-related topics. Maura is a member of BNI (Business Network International). Enabling the growth of the company by building business relationships and gaining referrals to trusted members.

At this time, PM Renovations Ltd has a number of projects in the pipeline. The following pages show completed properties as well as future projects. Next, is what there is to look forward to from PM Renovations Ltd.



*David Perkins*  
**PROJECT MANAGER**



# SOUTH LONDON



London is known as the world's most open, free and secure investment market and its demand for new homes has been steady at 52,000 since 1980. It is forecast that by 2026 its population will grow by 9.54 million. And it is expected that an increase in businesses will lead to 6.9 million jobs in London by 2041. NOW isn't a good time to invest in property in London? So, let's look at the opportunities South of the River.

South London has interesting investment opportunities with places of interest that will appeal to the locals and tourists including the South Bank, The Shard, Cutty Sark, O2 Arena, Battersea Power Station, Imperial War Museum, The Oval, Hampton Court and Kew Gardens to name just a few. On average, South London property prices are lower than in North London this is one of many reasons that investment in

South London makes sense. It is easier to let your property to people who want to live in a more affordable location. In the right area, your tenants can walk/bike into work. Half of the North Londoners will end up moving South when they need something larger than a one-bedroom flat. And with great transport links, you can travel into London quickly and cheaply compared to living in the capital itself. Brixton has better nightlife than Camden. Peckham is more interesting than Dalston. Literally, every place has a brewery. Shops change their stock. Your local general store now stocks organic peanut butter and veggie sausages alongside the Sunpat crunchy and Richmond chipolatas. If that isn't enough for you to be convinced, read on to know more about opportunities that await in South London.



# FINISHED PROJECTS

*Morland*

**AUGUST 2019**

Revaluation:  
£540,000  
HMO 4 Bed all  
ensuite  
full refurbishment

*Ashburton*

**OCTOBER 2018**

Revaluation:  
£230,000  
1 bed flat  
full refurbishment

*Izzard*

**APRIL 2020**

Revaluation:  
£235,000  
1 bed flat  
full refurbishment

*Tanfield*

**AUGUST 2020**

Revaluation:  
£600,000  
5 bed HMO with 2  
bathrooms and 1 ensuite  
full refurbishment

*Cadogan*

**JANUARY 2022**

Purchased:  
£200,000  
1 bed flat

*Wallington*

**MAY 2022**

Purchased:  
£598,000  
Portfolio of 2 flats  
and 1 house



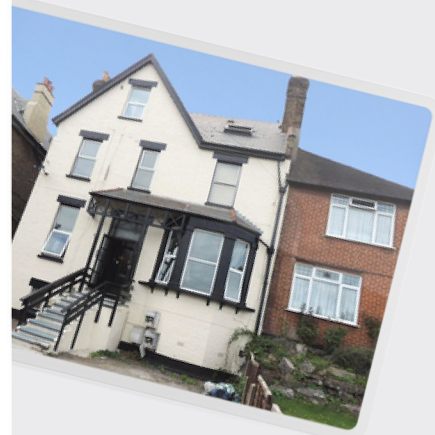
# PIPELINE

# Properties

**AVONDALE  
ROAD**

*South  
Croydon*

**FLIP 2 BED  
INTO A 3-BED FAMILY FLAT  
PURCHASE £260,000**



**FAIR GREEN  
COURT**

*Mitcham*

**2-BED FLAT  
PURCHASE £155,000**



# AVONDALE ROAD

*South Croydon*

This purchase will turn a tired dated 2-bed flat into a 3-bed. With the vendor selling to retire and move away, this flat will be fully refurbished and the property extended at the back with planning permission in place. The extension allows us to relocate the living space and open out the flat to overlook the garden.

## PROJECT BREAKDOWN

3

BED FAMILY FLAT

£260K

PURCHASE PRICE

£10K

EST. DEVELOPMENT  
COST

£310K

VALUATION

FOR  
AUCTION





# FAIR GREEN COURT

*Mitcham*

Bought at auction from a motivated seller for below market value. This flat will be fully refurbished, refinanced and rented out.

## PROJECT BREAKDOWN

2

BED FLAT

£155K

PURCHASE PRICE

£10K

EST. DEVELOPMENT  
COST

£285K

VALUATION

REFINANCE  
AND RENT



# WHY US?

## SHORT TERM

## Investments

PM Renovations Ltd offers clients an exciting alternative to traditional bank savings accounts and ISAs. With banks currently offering extremely low interest rates in the region of 1-3% p.a, it is easy to see why an increasing number of people are turning to property to achieve a greater return on their investment. Our Company Loan Agreements offer a guaranteed percentage return with far superior interest rates to those currently available on the high street.

This is the most common way for clients to work with us as it gives timely results without the need for long-term commitment. Our loan agreements are flexible with a commitment period of between 6 to 18 months and are backed by a Deed of Personal Guarantee.

How do we  
do it?

We team up with trusted companies that share our business model. Using this combined experience we develop desirable, affordable living spaces. We professionally manage the whole process on behalf of investors and include investors in updates, site tours and virtual viewings.

## OUR VISION

We passionately believe in the property as a vehicle for achieving financial freedom. Anyone has the ability to invest in property and we are available to help and provide guidance where necessary. Our vision is to provide the very best investment opportunities to our clients and to support them on their journey to financial freedom.



# COMPLIANCE



**Anti Money Laundering**

**PRS** Property  
Redress  
Scheme  
**Property Redress Scheme**  
**PRS014970**

**ico.**

**ICO (Information Commissioner's Office)**  
**Data Protection register**






**Financial Conduct Authority**

# OUR TEAM


## BROKER:

DEVELOPMENT MONEY 

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 info@developmentmoney.co.uk  
 Crafton House, Rosebery Business  
Park, Mentmore Way, Poringland,  
Norwich, NR14 7XP

## SOLICITOR:

Fishman Brand Stone  
Solicitors

Alex Rubin (ASSISTANT SOLICITOR)  
 +44 (0)20 7535 1777  
 70 Baker Street London W1U 7DJ, DX 53801  
Oxford Circus North




## BUILDER:

  
D W PERKINS  
BUILDING & ROOFING

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## LETTING AGENT:

  
YOUR HOME NOW  
LTD

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 maura@yourhomenowltd.co.uk  
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## PROPERTY DEVELOPER:



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**PM Renovations Ltd**

**REACH US**