



**YOUR PERFECT  
DEVELOPMENT  
PARTNER**



**Zebra Property Group, is in the unique position of having design, build, developer and investor capability under the same roof.**

With a depth of experience and knowledge in the residential sector and a track record of forging joint ventures, we are in the perfect position to realise the development potential from your property.

We have a proven track record of successful joint ventures with property owners in both South West London and Edinburgh. Combining external finance with the use of our in house team allow us to maximise value.

We take the opportunity through planning at our own risk, and then also carry out the build element of the project at our own cost before reclaiming these costs when the opportunity is sold. This approach also means there is no risk or work required from you.

## ABOUT ZEBRA

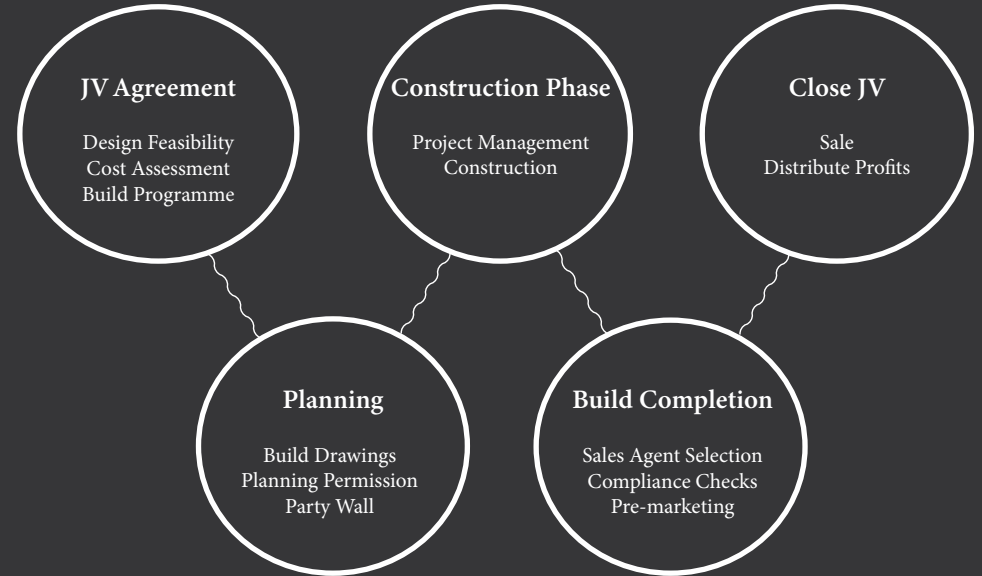
**Zebra Property Group, founded in 2012 has now become a multi-disciplinary property company in the construction and development industry.**

We have extensive project experience across the residential and commercial sector in London and Edinburgh working with home owners, developers, investors and businesses alike.

Our highly skilled and ambitious team is what sets us apart from our competitors meaning we can deliver exceptional results for our clients.

We promise to take pride in our ability to create successful, long-lasting relationships while delivering quality, efficiency and transparency.

## JV PROCESS



## WHY PARTNER?

**The unique approach of Zebra Property Group is centered around bringing the following benefits:**

1. Higher financial value for property owner
2. No financial risk
3. Very experienced team at every stage
4. Tax efficient
5. Track record of JV development ventures
6. Legal agreements in place
7. Transparency

## EXAMPLE PROFIT SPLIT

**The below figures show how a profit split worked for the building of a new 2 bed flat in Putney.**

### Features:

- The freeholder owned the roof space
- Zebra achieves planning to build the 2 bed flat
- The freeholder gets paid an initial £100k for roof space
- Zebra gets paid for building costs which are transparent

### Costs:

- Freehold priority share - £100k
- Planning & construction costs - £300k
- Misc fees i.e. lawyers, agents, insurance etc - £22k
- Interest on debt for build at 8% of costs

### Profit split:

- 2 bed flat sells for £675k - profit £223k
- Share: Zebra £133k & partner £190k (£90k + £100k freehold)

## DEVELOPMENT TEAM



Jamie Menzies  
Managing Director



Andrew Kennedy  
Development Director



Rory Menzies  
Development Director



Ian Hossack  
Architect



Charlie Johnson  
Development Manager



Jack Rumbol  
H&S Advisor

Equity Investment  
Debt & Mezzanine Finance  
High Networth Links

## INVESTMENT

Planning  
Feasibility Studies  
Build Value Engineering

## DESIGN

## BUILD

Construction  
Refurbishment  
Development

## CONSULT

Project Management  
Cost Management  
Quantity Surveying



JV PROJECTS



## KINGS ROAD

**Location:** London, Chelsea

**Sector:** Residential

**Developer:** Zebra Property Group

New basement under exstg garden level plus 2 floors above exstg 1st floor. Current proposals to create new floor in exstg garden and in new basement levels.

**Features:**

- Zero carbon healthy living in Chelsea
- Electric charging points in a car stacker system
- Construction work goes beyond passivehaus standards
- PV panels will produce 90% of electricity needs
- Owner paid freehold for £3.5m
- Total development costs £1.5m
- Sale value £7m
- £2m profit
- Freeholder return of £4.3m (£800k + £3.5m)

## MARCUS STREET

Location: London, Wandsworth

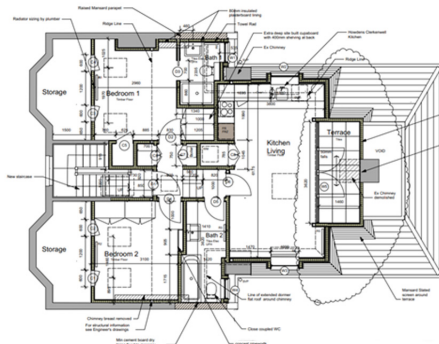
Sector: Residential

Developer: Zebra Property Group

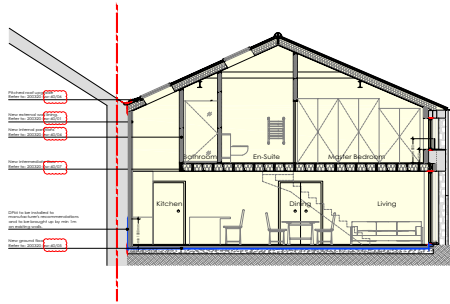
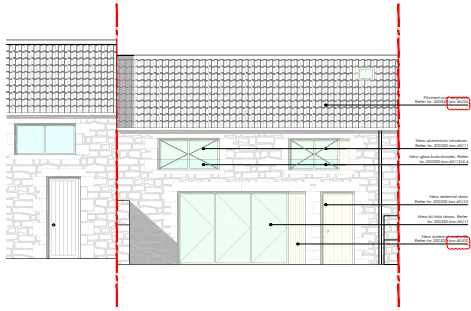
We partnered with the freeholder who owned the roof space of a block of flats. After agreeing the JV we sought planning permission for the erection of mansard roof extension to main rear roof including altering pitch of front roofslope and raising the ride.

Features:

- Creation of a 2-bedroom flat with a sale price of £675k
- Freeholder roof space value added at £100k
- Total development costs £410k
- Development profit: £165k - split 60:40
- Freeholder return £166k for no equity or risk
- 9 month process from start to completion
- 2nd project on the same street currently in progress







## CAMPTOUN STEADINGS

**Location:** North Berwick, Scotland

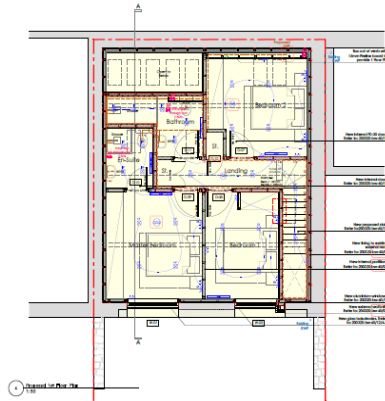
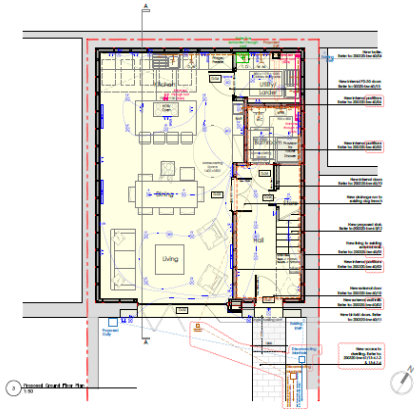
**Sector:** Residential

**Developer:** Zebra Property Group

We partnered with a development company whereby we purchased two plots of land to build 2 x 3 bed cottages. Zebra achieved planning permission to extend the plots and then carried out the construction element.

**Features:**

- Two plots were purchased for £243k
- Build and design costs for both plots was £250k
- 0% VAT as a new build
- Total development cost of c.£500k
- 18 month from start to finish
- GDV of units £820k via Savills
- £320k profit - 64% profit on cost



## CONTACT US



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## TRADE ACCREDITATIONS





 **ZEBRA**  
PROPERTY GROUP