



BOBBY & HOLES ESTATES

INVESTMENT BROCHURE





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WELCOME

AT BOBBY & HOLES ESTATES WE STRIVE TO BRING BESPOKE DESIGN TO EACH OF OUR DEVELOPMENTS.

In a time where producing houses on a mass scale with no real thought or care has become the norm, we take pride in knowing we are delivering unrivalled design. The creation of space in the context of its environment is at the forefront of our business. Understanding how a space can enhance its surrounding environment is something we are always looking to achieve.

With knowledge and extensive backgrounds in construction and property management, you can feel safe knowing that Bobby & Holes Estates only build quality home.

OUR MISSION STATEMENT

"To become the leading design-led property development company in the South Coast"

Our mission is to create stunning homes that people stop and admire. We think it's important to produce quality homes that are going to stand the test of time long after we are gone. All of our new homes also come with a comprehensive 10-year warranty to ensure complete peace of mind. Customer satisfaction is extremely important to us which is why we always work closely with every buyer throughout the purchase process to ensure their move is stress-free.

CREATING EXCEPTIONAL
HOMES ACROSS THE
SOUTH COAST

ABOUT US

Bobby & Holes Estates was founded on the South Coast of England by Oliver Bobby and Connor Holes, with an idea in mind to deliver the highest quality homes. B&H Estates are passionate about property and will always aim to bring high quality design to our developments. Having built strong relationships in the rental sector working closely with landlords we have done a number of refurbishments on properties in the area. The team has a proven track record of working efficiently together after building a successful property management business. The different skill sets each member brings have allowed them to form a very successful and effective team.

We consider Bournemouth our home and we are lucky to live in one of the best places in the UK, with great locations such as Sandbanks, Canford Cliffs, Willow Way, and many more closer by. With Sandbanks being one of the most affluent areas in all of Europe we are very fortunate to live just around the corner.

CONTACT US :

01202 927918
www.bhestates.co.uk
info@bhestates.co.uk

“
UNRIVALLED DESIGN
ACROSS THE SOUTH
COAST
”



WHAT WE DO

As developers, we focus on deal sourcing, land acquisition, site appraisals, securing the deal, sourcing funding, obtaining architectural designs and obtaining planning using our expert team of planners. We also make sure to identify multiply exit strategies before taking on a project, making sure every worst-case scenario has been evaluated before proceeding. The security of our investor's funds is of utmost importance to us, which is why we wouldn't consider a site unless it offers high returns.



OLIVER BOBBY
Co-Founder & Director

Oliver has grown a portfolio of HMO rental properties for the past 4 years, working closely alongside his business partner Connor. Together they have grown a successful business, which they manage alongside their development company. Oliver has also been involved in various design roles for a number of years. He is responsible for watching over the design of a project from start to completion, working closely with architects and interior designers as well as being involved in marketing.



CONNOR HOLES
Co-Founder & Director

Connor started as a carpenter when he was 16 years old. He was quickly recruited by a construction company for his skills in carpentry, where he has gone on to develop some high-end properties across Bournemouth. Connor has worked alongside Oliver since late 2018, where they have both grown a sizeable HMO portfolio. He is responsible for project managing developments and sourcing land opportunities.

JOINT VENTURE PARTNER

KARL LUKER

Karl has been in the building trade for 30 years, starting his own jobs at the age of 23. As well as running his own developments, he has undertaken major projects such as loft conversions, annexes, extensions, and other large projects. With full knowledge of the building trade and fully qualified workers, he is able to work effectively with us to deliver high-quality projects on time and within budget.

Alongside his construction company, Karl has his own building supplies business which has generated a total sales of £1,200,000 since it was founded.

Karl also has 7 properties that he rents out as holiday lets, this brings in a significant cash flow every month due to Bournemouth's attraction as a town. Coupled together the portfolio is valued at over £3,000,000.

Karl's roles as a joint venture partner are to project manage developments and build teams.



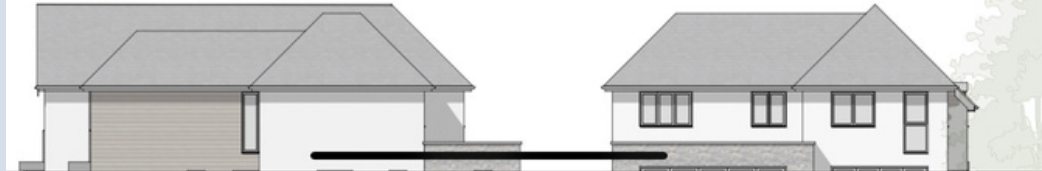
Karl on site with his two boys

CHRISTCHURCH ROAD, BH22 8ST

KARL LUKER: CASE STUDY 1

This was an outdated old family home that Karl converted into two 1,500sqft semi-detached properties. The property was bought back in 2021 for £385,000 upon which a planning application for two semi-detached properties was submitted and approved.

Upon gaining planning permission the old existing property was demolished ready for the new properties to be built. The build took about seven months which resulted in a great end product. Both properties attracted high re-sale values which achieved 25% profit margins. Overall this was a great investment.



Architectural Plans



Front of property - Before.



Front of property post-refurb.



Timber roof frame.



Foundations ready to be laid.

This spacious family home offers approximately 1,500sqft of light and spacious accommodation which has some lovely finishing touches including underfloor heating throughout the ground floor and first floor accommodation. Bi-fold doors in a stunning 26ft kitchen/breakfast room/dining room which open out onto a landscaped and private south-facing rear garden. The front driveway provides generous off-road parking.





DUDSBURY ROAD, BH22 8RG

KARL LUKER: CASE
STUDY 2

This 3 bedroom property was bought back in 2018 for £508,000, upon which a planning application for a two storey side extension, single storey rear extension and new front elevation to the windows was applied for. The build took 7 months to be completed, which resulted in a great overall finish.

The project started at the beginning of February 2019 - completing the refurbishment in September 2019, adding £180,000 in value. Upon valuation, it was valued at £680,000. The property sits on a quiet road very close to local amenities and is a perfect family home.



Back of property post-refurb.



Back of property before-refurb.



Old windows taken out ready for elevation of new windows.



New roof joist being fitted

SHAKESPEARE AVENUE, SO17 2HA

H&B PROPERTY MANAGEMENT: CASE STUDY 1

This was a 6 bedroom HMO in Southampton that we took on for our property management business. This HMO used to be run as a student property, however after the old tenants had left, we spent 6 weeks refurbishing the property. This included a complete repaint throughout, as well as new carpets and furniture in the bedrooms. Once the property had been fully refurbished we were able to start advertising for working professional tenants. Overall it took us one week to allocate all the rooms, which is what we predicted. It's important before you take on a rental property, that you check what the demand is like as well as making sure there is good local amenities nearby. All this coupled together results in a property that is in high demand and enables us to continue to fill the rooms in the future.

Like the rest of our HMO's this property has been fully occupied ever since we took it on in 2019.



© H&B Property Management

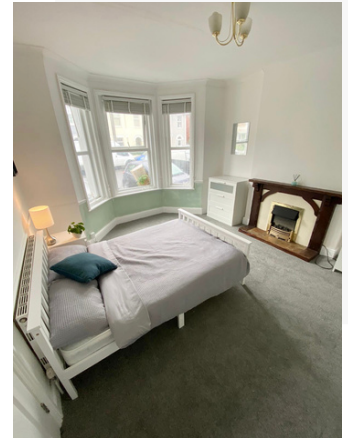




Post Refurb (Now rented at £550pcm)



Before Refurb



Contact us to see how we can help you - 01202 927918 or info@bhestates.co.uk

ALMA ROAD, BH9 1AG

H&B PROPERTY MANAGEMENT: CASE STUDY 2

This 6 bedroom HMO is one of our premier properties. This HMO was previously run as a student property, however after the old tenants had left, we spent 4 weeks refurbishing the property. This refurb was completed alongside another property in BH1 that we had taken on in the same week. Managing both refurbs simultaneously required careful planning. Completing the refurb on time allowed us to fill the property with good quality tenants.

The property has very large bedrooms as well as a big open plan kitchen/lounge. Providing spaces that allow tenants to socialise is important in making sure everyone gets on well and ensuring the house runs smoothly. There is also a great size garden which has a big garage for any extra storage.

This property is one of our highest cash flowing properties. which generates a gross rent of over £3,460pcm. After all expenses, this property will generate a net profit of £828pcm.



After refurbishment of kitchen/lounge



Before refurbishment of kitchen/lounge

Figures

Guaranteed Rent:	£1,800
(paid to landlord)	
Water:	£60
Council Tax:	£162
Energy:	£260
Broadband:	£45
Cleaner:	£50
TV License:	£15
Voids/Maintenance:	£150

Total Outgoings: £2,542

Gross Rent: £3,460

Net Profit: £828

These figures demonstrate the costs associated with one of our rental properties.



Post Refurb (Now rented at £620pcm)



Before Refurb



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WHY BH Estates?

25 years combined experience in the property and construction industries

Oliver has managed a large portfolio of HMO'S for the last 4 years gaining a vast amount of experience in this sector.

Connor was a carpenter for over 6 years working on high-end properties all across the South Coast. He has also managed a large portfolio of HMO's alongside Oliver for the past 4 years.

Karl's had his own construction/development company since 2009. Building out his own sites as well as completing private work for customers all across Bournemouth & Poole

Market leading interest rates

We aim to provide market leading interest rates for our investors. With inflation at a 40 year high, this is a great time to invest in property.

At the moment the Bank of England are offering 1.25% on the money you have in your bank account. Inflation results in peoples spending power becoming less and less each year. Inflation far outweighs the interest you will receive with your savings sitting in a bank account. All this coupled together results in one of the best possible times to invest in the UK property market. Using our extensive property knowledge, ability to find property and land at some of the best prices in the market, strength of team and experience to build out the project, we can far outperform most available consumer investments.

One Vision

As a company we have one vision, to build some of the highest quality homes in the UK.

Why build average quality homes when you have the opportunity to deliver something special. We see property as something that should stand the test of time.

WHY INVEST WITH US?

At Bobby & Holes Estates we understand how to source, package, and assemble high-quality property investments. We also make sure we get to know all of our investors on a personal level, understanding what they're looking to achieve with us. High returns are of high importance and are crucial in underpinning our business model. However, we understand that each investor is different and some may be looking for additional benefits to help support their development as a person/investor. We allow investors to have regular site visits with us, ensuring they understand the development processes. Making sure we take time in providing assurance at every stage of their investment journey. This not only creates transparency in knowing that their investment is safe and secure but also gives them a chance to learn on-site.

It's important to understand the multiple 'Returns of Investment' we aim to provide for each of our developments.

Return on Investment

- Fixed return on money
- High return on time invested
- Transparency of process
- Risk management

Return on Intellect

- Understand the development process
- Earn & Learn
- Watch a site grow from start to finish

Return on Impact

- Creating sustainable long lasting homes
- Contribution to housing shortage
- Supporting investor growth

Return on Interaction

- Learning opportunities
- Get to know directors
- Four site visits
- Opportunity to meet our build team



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