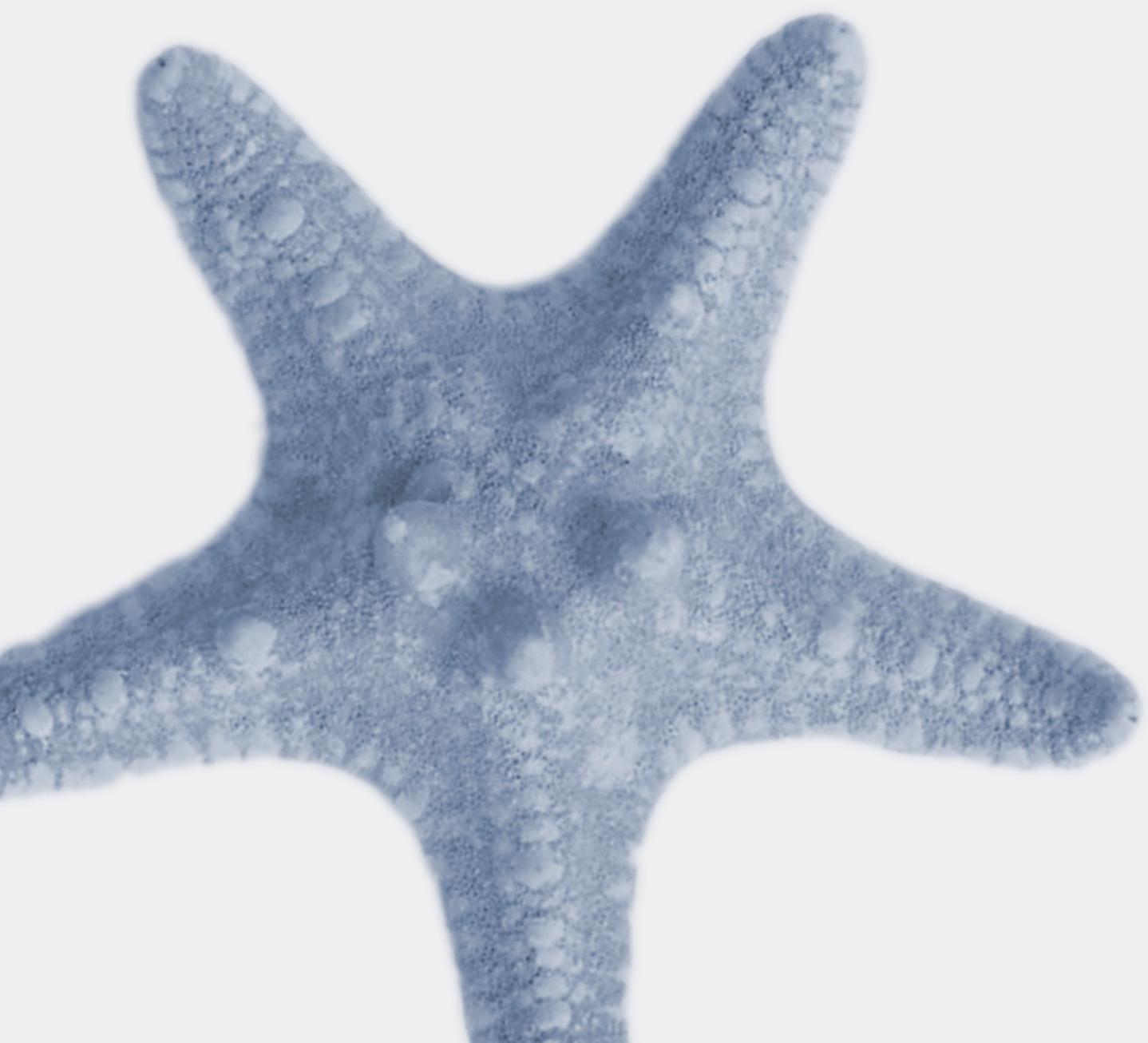


**ridgemount**properties 



# Ridgemount: A privately-funded property company with an entrepreneurial spirit.

Established in 1998 and based in Mayfair, London, we focus on both commercial and residential projects in London and South East England.

Our ethos is, and always will be, to create space in which people are happy to live or work.

We endeavour to be responsive to opportunities and have the ability to act swiftly often without recourse to bank debt.

We seek to deliver enhanced returns through opportunistic acquisition, imaginative asset management and where appropriate prudent use of bank finance.

We adopt an approach founded on solid property fundamentals and a belief that stock selection is paramount.

**Ridgemount has successfully undertaken redevelopment and refurbishment opportunities with UK institutions, family trusts and private investors. Stock selection is paramount to our acquisitions.**

**Open to opportunities**

We focus on all commercial sectors primarily (but not exclusively) within London and the South East of England.

We are opportunistic and entrepreneurial in our approach.



# Commercial investment and development.

## Projects to date include

**Holborn, London:** Acquired an office building with funding from Credit Suisse, and carried out a substantial refurbishment. The building was successfully let on practical completion to an IT company.

**North London:** We have acquired a number of complete and part broken up parades of shops with upper parts. Re-let the shops, carried out refurbishment work and re-let or sold off the upper parts.

**Sevenoaks:** Refurbishment of a partially vacant office building, and re-letting to two occupational tenants and sale of the asset.

**Norwich:** A sale and lease back deal of a 36,000 Sq ft edge-of-city centre retail store. Securing planning for a Grade II listed warehouse building and forward sale to a regional developer.

**Stevenage:** Acquired a vacant office building and secured planning permission for a 120-bed hotel which was then sold to a hotel operator on a Turn-key transaction.

**Islington N7:** Site acquired for a mixed use scheme comprising a ground floor retail unit pre let to a major food retailer and 21 affordable units over.

**Our dynamic, flexible and innovative approach enables us to maximise returns from property by thinking differently...**

# Asset management.

Understanding, implementing and delivering client business plans remains the focus.

Engaging with occupiers/tenants and understanding their business and objectives is a core strategy in our asset management approach.

We have a proven history of asset management for a number of UK institutions, overseas investors and private clients. We look to add value where we can, which often involves exploiting change of use potential.

The directors have been involved in a number of asset management mandates with clients including:

JP Morgan Asset Management

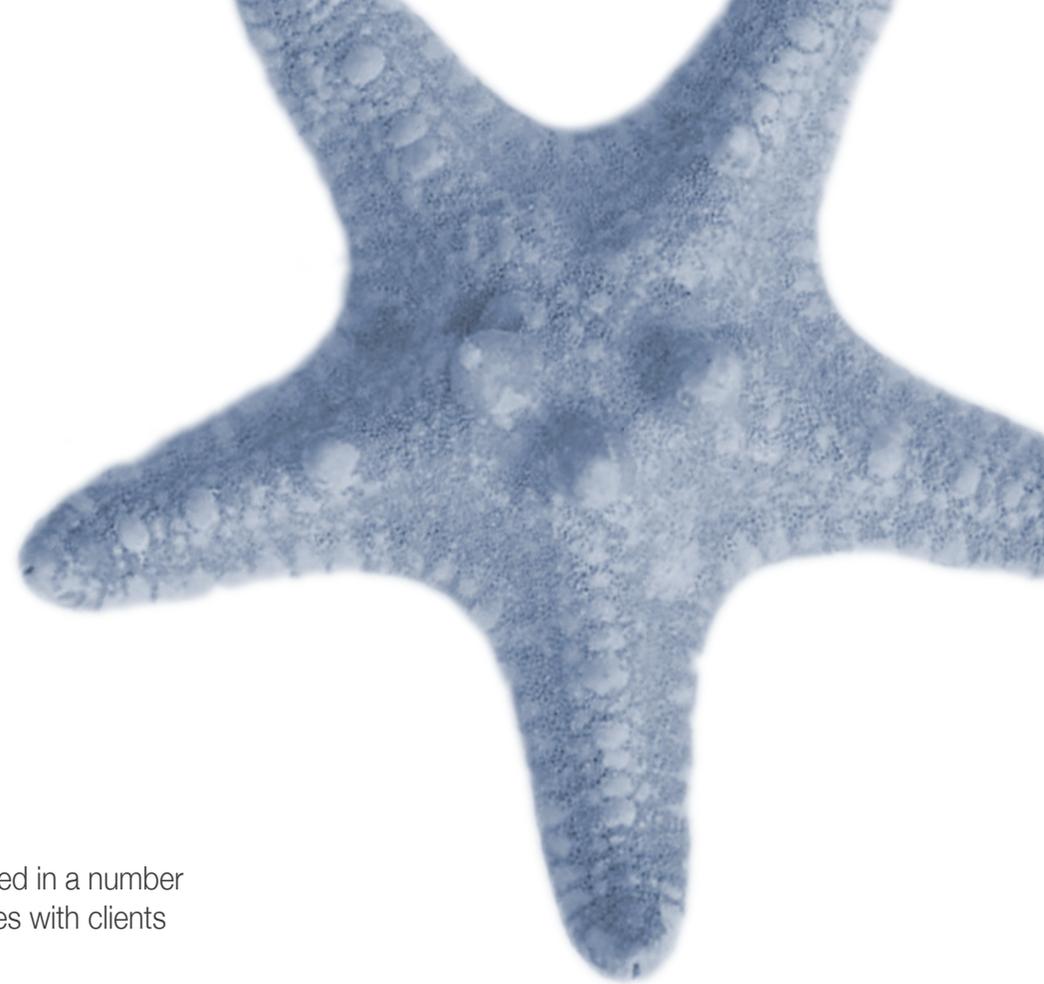
Morgan Stanley

Lloyds Banking Group

The Carlyle Group

REVCAP

(mainly in UK but also across northern Europe including Germany)





# Residential investment and development.

## Our residential track record includes

**St Albans, Herts:** The city's first Live/Work Scheme consent, close to the Cathedral in a conservation area.

**Crouch End, London:** Planning permission secured on appeal for a six unit scheme located within a Conservation Area following considerable stakeholder consultation.

**Regent's Park, London:** Sympathetic comprehensive refurbishment of a Grade II listed 'Nash Terrace' house.

**Highgate, London:** Leasehold extension and comprehensive refurbishment of a flat. Held for investment income.

**Chiswick, London:** Obtained Planning permission for a mixed use scheme of a ground floor retail with 8 residential units to include two duplex penthouses with terraces.

**Muswell Hill, London:** Purchased a short leasehold flat, negotiated an extension to the lease and carried out a comprehensive and sympathetic refurbishment of this property located within a conservation area. Held for investment income.

# Creating space and environment in which people are happy to live...

## **We thrive on a challenge**

We target sites or existing vacant buildings without planning permission, for example in conservation areas or listed buildings, and where obtaining planning permission can be a challenge.

We generally target schemes for 14 or less units.

We also deal with mixed use schemes in locations with access to good transportation links and a variety of amenities.

We acquire short leasehold flats and single houses where refurbishment and leasehold extension or enfranchisement opportunities exist.

We buy ground rent investments.

**ridgemount**properties 

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