



SAFFRON
INVESTMENTS

**COMPANY
PROFILE
2018**

www.saffron-investments.com



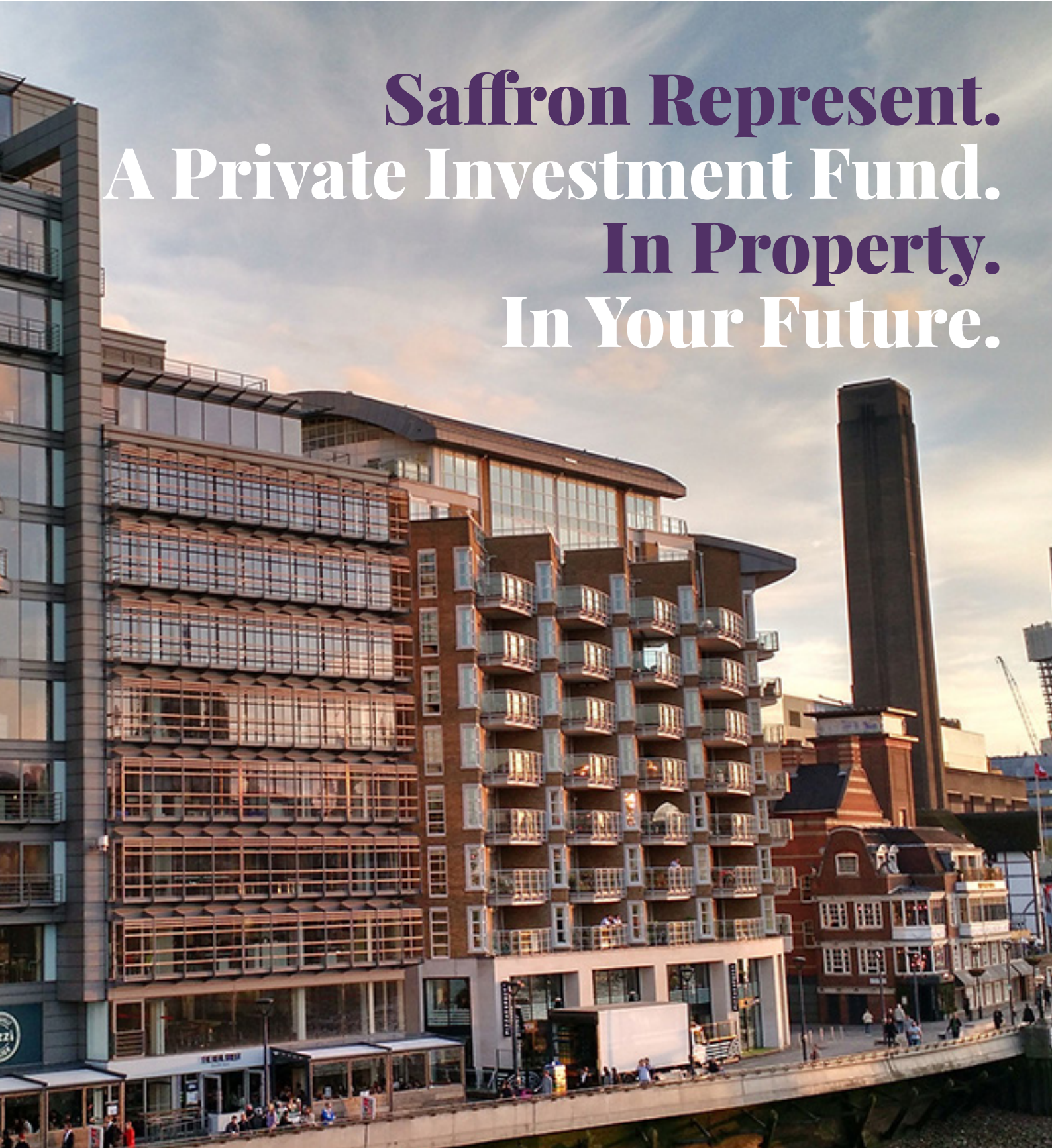
Company Statement

Saffron Investments are a Dubai based privately funded investment company specifically interested in the UK property market, both residential & commercial.





Saffron Represent. A Private Investment Fund. In Property. In Your Future.





Property



Saffron Investments are looking to take advantage of smart investments opportunities in the UK property market. Property investments have long been a strong asset class, outperforming all mainstream investments over the past 20 years when compared to risk, particularly in the UK. It has been a reliable vehicle for getting both a high return and in building capital.



WHY IS THE UK MARKET SO APPEALING TO US?



- ➔ *The UK is home to one of the top five largest in the world not to mention one of the most mature.*
- ➔ *There's a growing and affluent population.*
- ➔ *There's a world-class education system, both at school and university level.*
- ➔ *Strike while the iron is hot, Sterling is weak – so overseas investors get 25% more for their money!*
- ➔ *Because of this, we anticipate at least 12% Net return year on year for the next decade.*

Furthermore, average house prices in the UK have risen by 7% p.a. since 1983. This is only predicted to increase because of an ever-growing housing shortage. Subsequently, rents and house prices have risen steadily.





Commercial

DIRECT & INDIRECT INVESTMENTS

Saffron are aware there are many ways to invest in commercial property assets. Both options, direct & indirect investment approaches are of interest to us.

There's an appeal of Direct investment and owning the physical "bricks and mortar" of any potential property assets, which given the liquidity of our private funds is certainly our preferred approach to commercial investments.

REIT's, STOCKS & SHARES

Saffron, will also consider the indirect approach of investing, if the proposition is sufficiently appealing, so vehicles such as Real Estate Investment Trusts (REITs), stocks & shares of companies that specialise in property and real estate, property index derivatives, trust companies or bonds of corporate property organisations, are options we will look at.



Residential



LAND

With a saturated UK housing market, it is hardly surprising that buying land for building purposes is a very interesting proposition for us at Saffron Investments. It gives us an opportunity of enjoying high multiples in returns on our initial investment. Particularly when purchasing land in areas that are in potential development hotspots.

BUY TO LET

Investing in the buy to let property sector for us, is a sensible addition to our existing property portfolio. The main reason for this is the fact that there is more scope than ever before for investment growth, and it is an area that has been proved to deliver excellent gains, around 12-14% + pa.

We understand that buy to let properties are a longer-term investment, that when compared to other forms of financial investment might be low risk, low yield, can still provide excellent returns on a regular basis, typically between 7 - 12% + and the rental income should generate 130% of the monthly mortgage repayment – as a minimum.





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