

CR PROPERTY INVESTMENTS LTD

Company number 14792250

# CR Property Investments

Investment Portfolio 2025



# About Us

**CR Property Investments is built on the belief that great property investments begin with trust, expertise, and a commitment to quality. As a forward-thinking property investment company, we specialise in identifying and transforming undervalued sites into high-performing assets.**

**Our journey began with a passion for building, shaped by years of hands-on experience in construction and development. Over time, this evolved into a fully integrated investment service designed to deliver profitable, carefully managed opportunities in the UK property market.**

**Our projects range from strategic refurbishments to ambitious new builds, each designed with the end-user in mind and the investor at heart. Whether through Fixed Return Investments or joint ventures, we provide tailored, transparent investment options that help our clients grow their wealth securely.**





# Meet Costel

**Costel is the visionary founder behind CR Property Investments and the wider CR Group, bringing over a decade of hands-on experience in construction, property development, and strategic investment. His journey began in 2014 with the launch of CR Building Contractors.**

What started as a local building firm quickly evolved into a multifaceted property group under Costel's leadership. Through CR Building Contractors, he developed a reputation for delivering high-quality builds across London, from large-scale renovations to bespoke new builds. His relentless drive for quality and efficiency laid the groundwork for the creation of CR Property Investments.

At the heart of Costel's success is his commitment to building lasting value — not just in properties but in relationships. Known for his personal approach, Costel works closely with investors, clients, and his in-house team to deliver secure, high-yield investment opportunities backed by transparency, trust, and experience.





# CR Group London

At CR Property Investments, we believe that successful development starts with the right foundations.

As part of a trusted collective of specialist companies, we are uniquely positioned to deliver high-quality property investments with greater efficiency, lower risk, and stronger returns.

By bringing these expert services under one group, we maintain full control over every aspect of the investment journey. There’s no reliance on third parties, no delays caused by external contractors, and no compromise on quality.

This integrated approach means we can move quickly, adapt strategically, and protect the value of your investment at every stage.

For our investors, the benefits are clear — faster timelines, higher quality finishes, lower costs, and better returns.





# Why **Invest** with us?

## Proven Track Record

Our portfolio includes a range of high-yield projects that have delivered exceptional returns for our investors.

## End-to-End Expertise

We manage every stage of the development process in-house, giving you full transparency and confidence in your investment.

## Tailored Investment Options

From fixed-return investments to joint ventures, we offer flexible opportunities suited to your goals and risk appetite.

## Trusted Network

With support from CR Group's in-house specialists and trusted consultants, we ensure every project is executed to the highest standard.

## Focus on Long-Term Value

We don't chase trends, we build high-quality developments that stand the test of time and generate lasting wealth.

# Our Investment Options

## Fixed Return

Our Fixed-Return Investment offers a reliable and straightforward way to grow your capital.

Designed for investors seeking strong returns without the need to manage a project directly, this opportunity provides a secure, short-term solution tailored to your goals.

- You lend capital to CR Property Investments for a fixed 12-month term.
- Earn up to 20% fixed annual return, secured with a solicitor-approved loan agreement.
- You receive regular updates with full visibility on your investment.
- At the end of the term, you can withdraw your profit or reinvest.

## Joint Venture

Our Joint Venture is designed for those looking to be more actively involved in property development while partnering with an experienced team.

By combining your capital with our expertise, we transform undervalued properties or land into high-yield developments that deliver strong profits.

- We work with you to understand your long-term goals and expectations.
- We identify, plan, and manage the full development process from start to finish.
- Once sold, profits are split 50/50, and your initial investment is fully returned.



# Bricket Wood

Purchase Price - £725,000

Renovation & Professional Fees - £800,000

Total Investment - £1,525,000

Value - £2,400,000

Exit Strategy - On the market (Under Offer)

In Bricket Wood, we’ve delivered a standout dual project. At the front, we have fully renovated a 4-bedroom bungalow into a modern, turnkey home, while also constructing a brand-new 5-bedroom house in the former garden.

Located in the peaceful village of Bricket Wood, these homes offer a perfect blend of tranquillity and convenience, with great local schools, green spaces, and direct transport links into Central London.













# Brent Cross

Purchase Price - £540,000

Renovation & Professional Fees - £180,000

Total Investment - £720,000

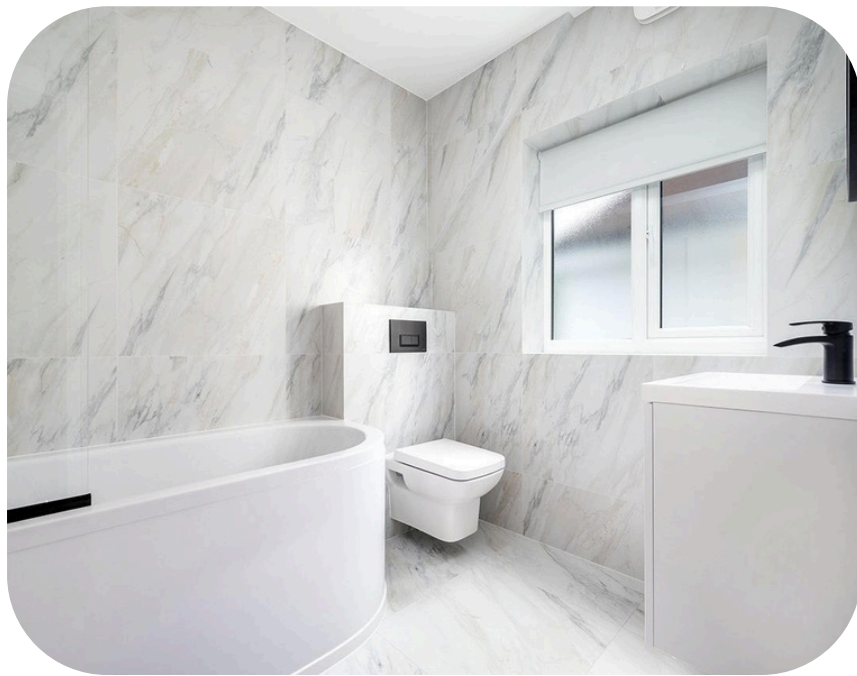
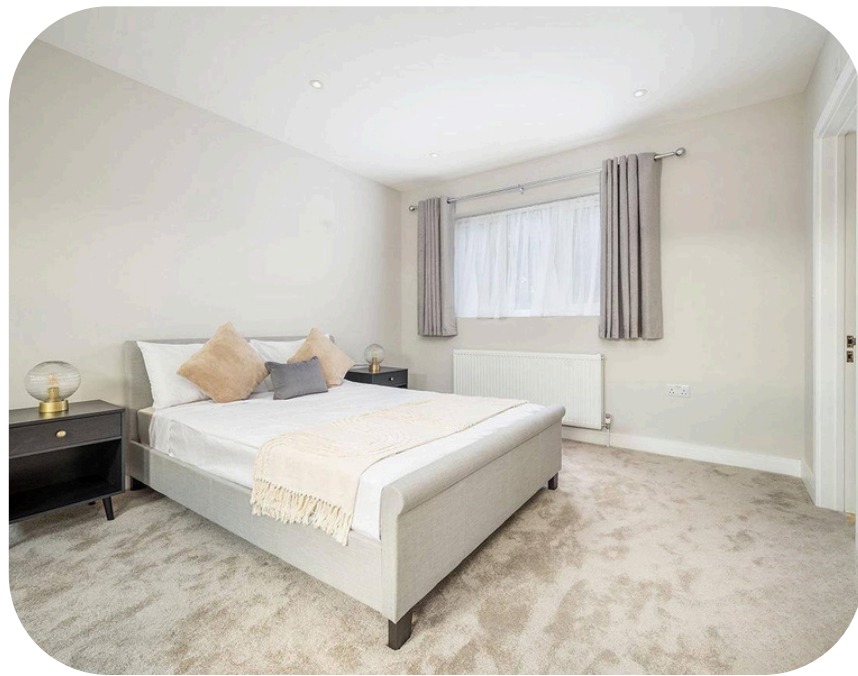
End Value - £950,000

Exit Strategy - Rented as an Airbnb

Our Brent Cross development demonstrates the impact of thoughtful design and strategic planning.

Situated in a thriving North London neighbourhood, this home has been transformed into a stylish, high-quality rental that now welcomes guests on Airbnb.

With excellent transport links, proximity to Brent Cross Shopping Centre, and easy access to Central London, the area offers strong long-term value and consistent demand.







Before



After



# Hendon

Purchase Price - £480,000

Renovation & Professional Fees - £180,000

Total Investment - £660,000

Value - £850,000

Exit Strategy - On the Market (to be sold)

Our Hendon development is a fully transformed four-bedroom, three-bathroom home, created through a full renovation, loft conversion, rear extension, front and rear landscaping.

Located between Kingsbury and Hendon, this home offers excellent transportation links, highly regarded local schools, and easy access to nearby parks and lakes, making it an ideal choice for families and professionals seeking comfort, convenience, and long-term value.









# Borehamwood

Purchase Price - £250,000

Renovation & Professional Fees - £120,000

Total Investment - £370,000

Value - £525,000

Exit Strategy - Sold

Our Borehamwood development offers the perfect blend of modern living and location-driven convenience. This beautifully finished four-bedroom home is currently on the market and just minutes from both Borehamwood and Radlett stations, providing direct links into Central London.

Surrounded by excellent local schools and an abundance of green space, this property is ideal for families seeking comfort, connectivity, and long-term value.







Before



After



# Kingsbury

Purchase Price - £166,000

Renovation & Professional Fees - £40,000

Total Investment - £206,000

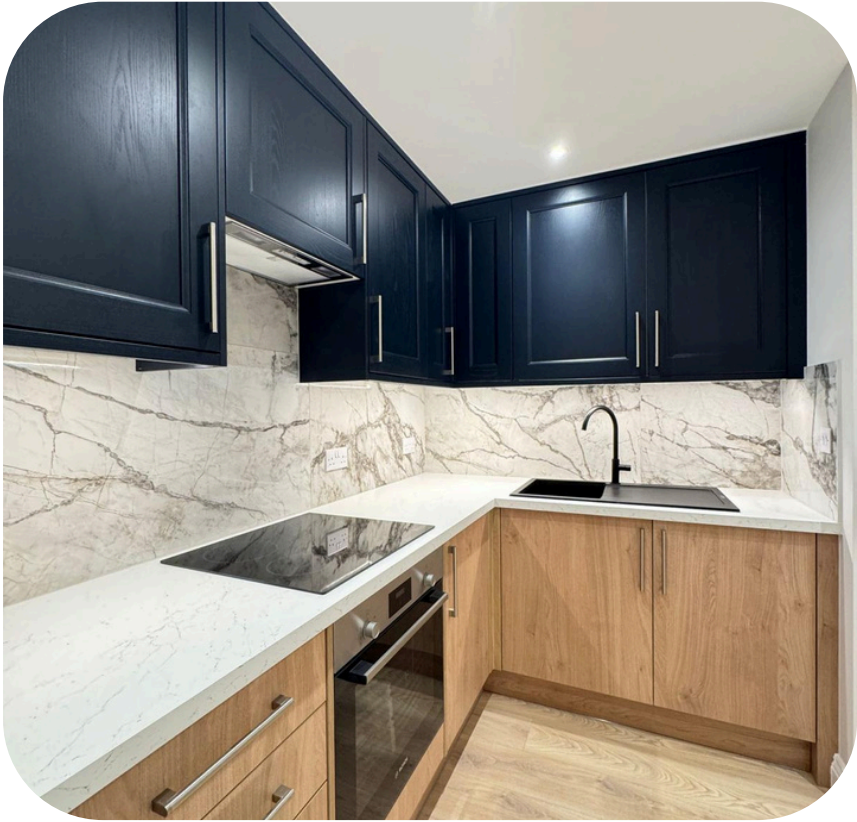
Value - £300,000

Exit Strategy - Rented

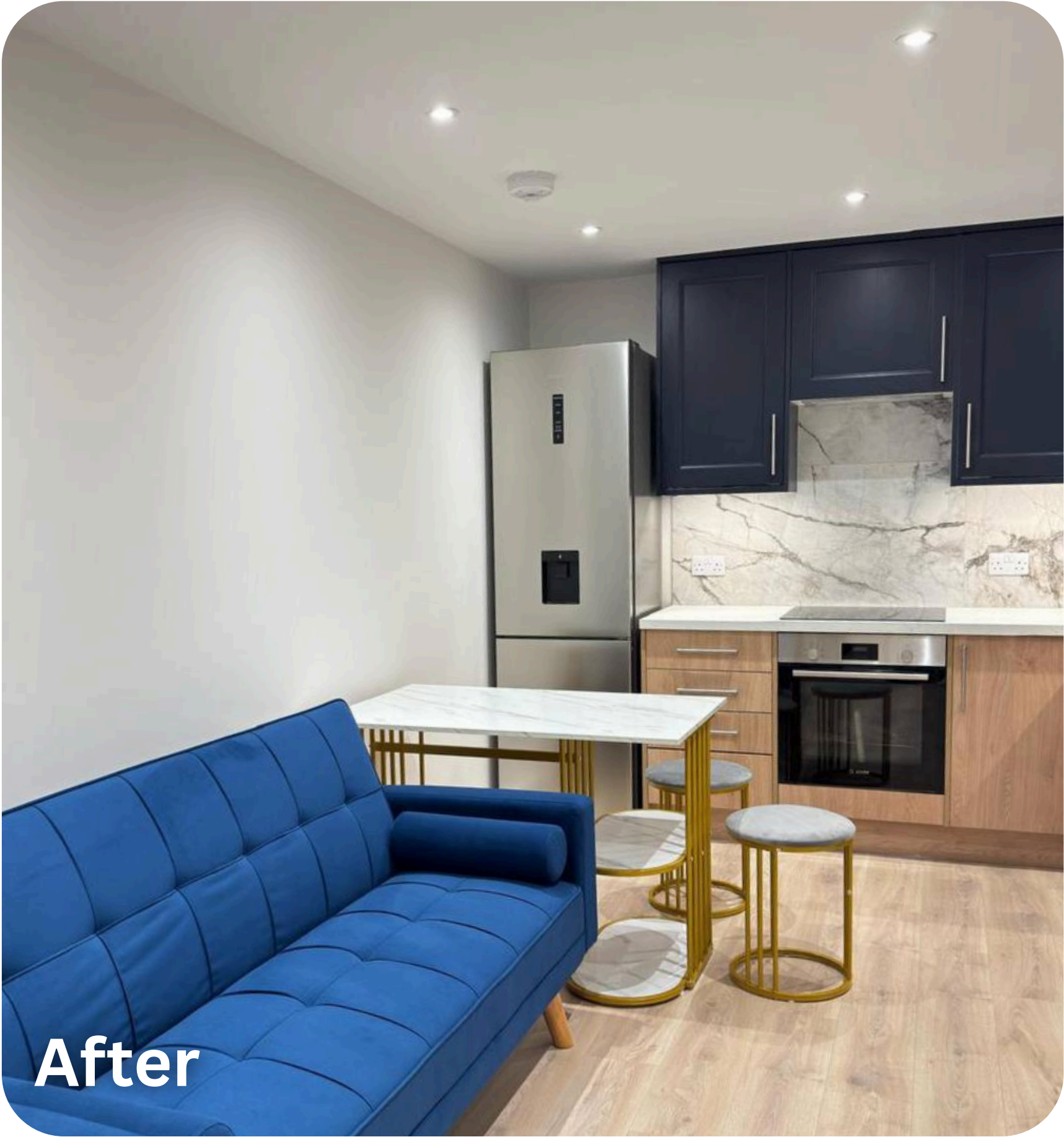
Our Kingsbury development highlights the power of intelligent refurbishment.

We transformed a tired studio flat into a spacious one-bedroom home, optimising layout and functionality through custom joinery crafted by our in-house team.

Located in a vibrant residential area with strong rental demand and excellent transport links, this property now offers lasting value and broad appeal.









# Wembley

Purchase Price- £460,000

Renovation & Professional Fees - £150,000

Total Investment - £610,000

Value - £900,000

Exit Strategy - Rented

What was once a rundown property with an overgrown garden is now a stunning family home, complete with a spacious rear extension and a thoughtfully designed loft conversion.

Situated in a high-demand area with excellent transport links and local amenities, the home combines modern design with practical living space.

This transformation showcases our ability to unlock value through designed construction.









# Finchley

Our Finchley project is a prime example of unlocking hidden value through smart, eco-conscious development.

Located on a former site of dilapidated garages, we have secured planning permission to build a thoughtfully designed, sustainable home that enhances the area while respecting the character of its surroundings.

This unique property will feature high-quality materials, a generous layout, and private outdoor space, complemented by sustainable elements such as a green roof to support biodiversity, a planted pergola to encourage greenery, and energy-efficient design throughout.

Situated in a desirable North London neighbourhood with strong local demand and excellent transport connections, this development is set to deliver lasting environmental benefits and long-term value for both residents and investors.





# Park Street

Our latest Park Street acquisition represents a significant opportunity to deliver long-term value through thoughtful planning and development.

We are currently in the design and planning phase for four spacious four-bedroom homes, each tailored to meet the needs of modern family living.



# Park Street

Our newly purchased Park Street project will see an existing bungalow be demolished, in place of a stunning new family home.

Situated in a desirable location, this development is just moments away from How Wood station with direct links to central London.





# How is my Investment Protected?

At CR Property Investments, protecting your capital is our top priority. We have established clear safeguards and proven structures to ensure that every investment is secure, transparent, and fully backed by legal agreements.

- Every investment is secured through a solicitor-approved loan agreement.
- Funds are only deployed once the agreement is in place and the terms are clearly defined.
- Detailed documentation and regular updates keep you informed every step of the way.
- Our in-house experts manage risk through rigorous due diligence, strategic planning, and real-time oversight.

# How do I Start My Investment Journey?

Getting started with CR Property Investments is simple, transparent, and tailored to your goals. Whether you're new to property investment or looking to expand your portfolio, we guide you through every step of the process to ensure a smooth and rewarding experience.

- Book a free consultation to discuss your investment goals and preferences.
- Choose between our Fixed-Return Investment or Joint Venture schemes.
- Review and agree to the terms outlined in our solicitor-approved agreements.
- Receive regular updates and enjoy passive returns or profit shares, depending on your chosen scheme.



# Ready to Invest?

**Contact us today**

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