



JACK JIGGENS

XP
SURVEYS



XP
PROPERTY

@Jigginsproperty



TAKE YOU BACK - FIRST DEAL 2015 (23YO)

Location: Henley on Thames



CASE STUDY - SECOND DEAL 2016 (24YO)

Location: READING





To deliver a billion pounds in
property in the UK before 2040,
collaborating with trusted
investors.

Ambitious, Transparent and Creative



208 homes delivered

£100m in value

£18m Investment

Won 7 Awards





HMO's, CLUSTER, DEVELOPMENT



XP PROPERTY



CENTRAL SUITES

Building a powerful community, one home at a time

@centralsuitesuk
www.centralsuites.co.uk

Region	Average first-time buyer age (yrs): 2024	Average first-time buyer age (yrs): 2025	Difference in age
North East	34 years, 11 months	33 years, 1 month	1 year, 10 months
East Midlands	31 years, 5 months	31 years, 1 month	4 months
Yorkshire and the Humber	30 years, 6 months	30 years, 7 months	1 month
West Midlands	32 years, 7 months	32 years, 10 months	3 months
East of England	31 years, 2 months	31 years, 9 months	7 months
North West	32 years, 1 month	32 years, 9 months	8 months
London	32 years, 1 month	33 years	11 months
South West	32 years, 1 month	33 years, 5 months	1 year, 4 months
South East	31 years, 7 months	34 years, 3 months	2 years, 8 months





Henley-on-Thames

1 Bed flat

Rent: £1,000

COUNCIL TAX: £125

ELECTRIC BILLS: £60

GAS BILLS: £40

WATER BILLS: £10

FURNISHING: £100

WIFI / TV: £35

SAVINGS PER MONTH: £0

SAVINGS PER YEAR: £0

TOTAL: £1,370

Central Suites Henley

1 Bedroom

Rent: £850

COUNCIL TAX: £0

ELECTRIC BILLS: £0

GAS BILLS: £0

WATER BILLS: £0

FURNISHING: £0

WIFI / TV: £0

SAVINGS PER MONTH: £520

SAVINGS PER YEAR: £6,240

TOTAL: £850

HMO's, CLUSTER, DEVELOPMENT



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LOCATIONS

Population	Drive time	Asking 3 bed	ASKING E/sqft	SOLD E/sqft	Ax 3 bed Rent	Double ES	Double	Single	RR % on Rent	RR % on Esqft	Sales PCM	Turnover Sales	Average Rentals PM	Yield 3 Bed	Yield 3 Bed HMO	Yield 5 Bed HMO	3 Yr Growth 3 Bed	Household Income	Rooms Wanted per capita	Spare Rooms Wanted	Spare Rooms Vacant	% Spare Room	Ratio	Article 4
70,374	0.5	£562,000	£524	£487	£2,113	£928	£718	£600	33.98%	137%	33.0	3%	257	4.3%					0.16%	113	4	4%		
22,000	1	£617,000	£543	£525	£2,077	£900	£775	£656	37.31%	143%	13.0	5%	85	3.8%			-2.0%	£61,700.00	0.40%	89	4	4%		
37,484	0.1	£478,000	£439	£446	£1,808	£828	£634	£531	35.07%	144%	20.0	12%	92	4.3%	4.8%	4.7%	8.0%	£61,000.00	1.09%	410	20	5%		
11,571	0.75	£504,000	£477	£462	£1,664	£731	£639	£697	38.40%	134%	8.0	6%		3.8%			-3.0%	£56,800.00	0.57%	66	4	6%		
14,839	0.5	£703,000	£671	£579	£2,488	£875	£800	£700	32.15%	119%	87.0	6%	-	4.0%	-%	-%	6.0%	£60,200.00	0.44%	66	4	6%		
34,350	0.25	£499,000	£474	£458	£1,766	£826	£677	£500	38.34%	143%	16.0	9%	99	4.0%	4.9%	4.0%	7.0%	£63,400.00	1.16%	399	28	7%		
32,994	1.1	£642,000	£530	£534	£2,443	£892	£831	£734	34.02%	157%	22.0	7%	110	4.3%	4.7%	3.9%	2.0%	£58,500.00	0.31%	101	11	11%		
124,073	0.45	£419,000	£437	£412	£1,774	£761	£659	£491	37.15%	151%	33.0	3%	240	4.8%	5.7%	5.3%	3.0%	£52,300.00	0.09%	107	13	12%		
11,633	0.1	£762,000	£643	£600	£2,212	£875	£800	£700	36.17%	124%	7.0	4%	31	3.3%	-%	-%	4.0%	£54,100.00	0.62%	72	9	13%		
41,233	0.85	£476,000	£425	£441	£1,792	£800	£750	£600	41.85%	176%	20.0	7%	78	4.3%			-2.0%	£67,200.00	0.17%	72	10	14%		
11,600	0.5	£486,000	£457	£429	£1,700	£750	£600	£500	35.29%	131%	11.0	5%	-	4.0%	-%	-%	-1.0%	£55,600.00	0.59%	69	10	14%		
14,650	0.7	£813,000	£621	£632	£2,868	£875	£750	£625	26.15%	121%	6.3	3%	38	4.0%	3.7%	3.7%	3.7%	£66,500.00	0.37%	54	8	15%		
52,732	1.1	£791,000	£653	£650	£2,698	£853	£770	£580	28.54%	118%	15.0	7%	52	3.9%	3.5%	2.5%	15.0%	£73,300.00	0.12%	63	10	16%		
164,046	0.55	£468,000	£456	£453	£1,982	£877	£721	£576	36.38%	158%	44.0	2%	586	4.8%	5.5%	5.1%	9.0%	£48,100.00	0.18%	296	48	16%		
30,145	1	£747,000	£605	£551	£2,450	£734	£806	£635	32.90%	133%	15.0	4%	132	3.7%	3.9%	2.8%	-12.0%	£67,700.00	0.30%	90	16	18%		
26,217	1	£368,000	£376	£396	£1,751	£780	£650	£495	37.12%	173%	9.7	9%		5.4%			7.0%	£54,300.00	0.21%	54	10	19%		
23,708	1	£518,000	£494	£475	£1,766	£800	£700	£500	39.64%	142%	9.7	6%	25	3.9%	3.7%	3.7%		£51,800.00	0.12%	29	6	21%		
68,645	1.05	£600,000	£567	£552	£2,059	£856	£790	£595	38.37%	139%	18.0	2%	206	3.9%	4.7%	2.5%	-3.0%	£59,900.00	0.12%	84	18	21%		
24,485	0.75	£677,000	£588		£1,860	£875	£775	£625	41.67%	132%	9.0	7%	68	3.1%	N/A		4.0%	£61,000.00	0.19%	47	12	26%		
11,500	1	£384,000	£345	£344	£1,597	£717	£598	£503	37.45%	173%	8.7	6%	59	4.7%	3.8%	3.6%	7.0%	£55,300.00	0.69%	79	21	27%		
36,000	0.8	£419,000	£404	£401	£1,554	£800	£687	£568	44.21%	170%	19.0	10%	49	4.2%	5.9%	4.8%	-1.0%	£59,300.00	0.47%	169	48	28%	0	
32,000	0.8	£399,000	£388	£391	£1,631	£831	£634	£606	38.87%	163%	24.0	11%	90	4.7%	5.7%	6.3%	0.0%	£60,600.00	0.48%	154	45	29%		
25,400	0.75	£637,000	£583	£578	£2,286	£800	£750	£500	35.00%	129%	5.0	4%		4.8%			8.0%	£56,500.00	0.24%	61	19	31%		
30,310	1.2	£375,000	£364	£376	£1,576	£735	£588	£520	37.31%	162%	17.0	13%	84	4.8%	5.6%	5.5%	5.0%	£52,100.00	0.32%	96	31	32%	NA	
107,611	1	£520,000	£493	£492	£1,993	£888	£751	£672	37.68%	152%	36.0	2%	444	4.4%	5.2%	3.5%	3.0%	£62,200.00	0.17%	180	62	34%		
46,745	0.5	£514,000	£468	£469	£1,951	£719	£654	£607	33.52%	140%	29.0	9%	136	4.3%	4.6%	4.1%	11.0%	£70,000.00	0.15%	69	27	39%		
26,889	0.8	£513,000	£499	£473	£2,013	£899	£745	£639	37.01%	149%	17.0	5%	213	4.5%	5.2%	5.6%	-1.0%	£56,700.00	0.40%	107	45	42%		
147,373	1.1	£643,000	£589	£617	£2,295	£770	£711	£602	30.98%	121%	43.0	2%	235	4.1%	4.0%	3.4%	5.0%	£58,200.00	0.28%	409	180	44%		
34,791	1.2	£614,000	£527	£541	£2,345	£924	£807	£750	34.41%	153%	45.0	3%	211	4.4%	4.7%	4.4%	5.0%	£60,900.00	0.34%	118	53	45%		
114,329	1	£392,000	£364	£369	£1,581	£727	£636	£555	40.23%	175%	63.0	6%	291	4.6%	5.8%	6.2%	4.0%	£56,300.00	0.14%	158	76	48%	YES	
77,588	0.55	£459,000	£440	£432	£1,821	£757	£654	£525	35.91%	149%	54.0	6%	239	4.50%	5.1%	4.1%	8.0%	£55,800.00	0.12%	94	47	50%	YES	

DAMER GARDENS, Henley-on-Thames

DETAILS: First professional HMO in Henley -
High value area - Hard to make it work

EXISTING: 3 bed, 2 bathroom house

PROPOSED: 6 bed, 6 bath house

SQFT: 1,750



CASE STUDY

DAMER GARDENS, Henley-on-Thames



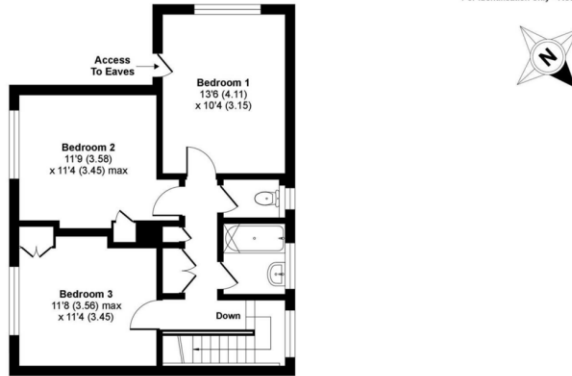
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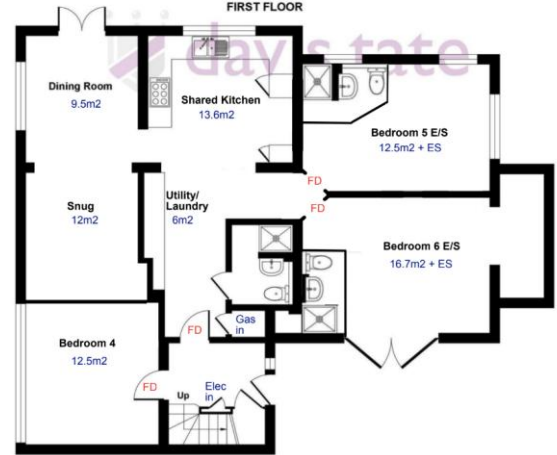
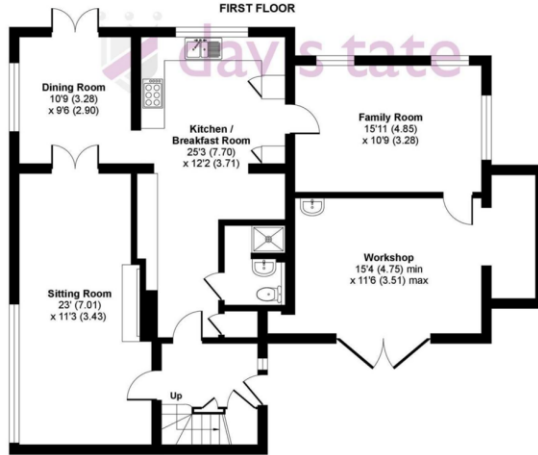
Approximate Area = 1750 sq ft / 163 sq m (includes workshop)

For identification only - Not to scale



Approximate Area = 1750 sq ft / 163 sq m (includes workshop)

For identification only - Not to scale



DAMER GARDENS, Henley-on-Thames

BEFORE



DAMER GARDENS, Henley-on-Thames

AFTER



DAMER GARDENS, Henley-on-Thames

AFTER



DAMER GARDENS, Henley-on-Thames



PURCHASE: £500,000

WORKS: £100,000

TOTAL COSTS: £669,000

GDV:
£800,000

RENT PCM: £5,200pcm
RO CASH LEFT IN: 54% - PAID BACK IN 2 YEARS

GROSS CASH FLOW: £63,300

NET CASH FLOW PA: £30,900

RETURN ON EQUITY: 16.7%



Henley - on - Thames

Landlord Smart Thermostat

The only Smart Thermostat for Landlords

Introducing Inspire Home Automation's state-of-the-art Smart Thermostat. This system has been designed by Landlords for Landlords.

This device will save you money in your HMGNs by preventing the heating from running 24/7 with the windows open.

The settings can be altered remotely by the account holder only, preventing tampering with the heating times. A convenient "Block" feature is available for tenants to get heating outside the usual heating times.

Installation of the Ignite range is similar to that of a standard Programmer or Thermostat. As an electrician/central heating engineer confident in installing heating controls should have no problems installing the Ignite Thermostat. Once installed, follow our simple 3 step setup process and you will be up and running in no time.

Buy now from only £229.99

[Product Range](#) [Why Buy](#)



THE OLD SURGERY, Long Hanborough

DETAILS: Repurpose existing building to 14 bed HMO

EXISTING: 2-storey Doctors Surgery

PROPOSED: 5 apartments, 14 beds

SQFT: 3,061



THE OLD SURGERY, Long Hanborough

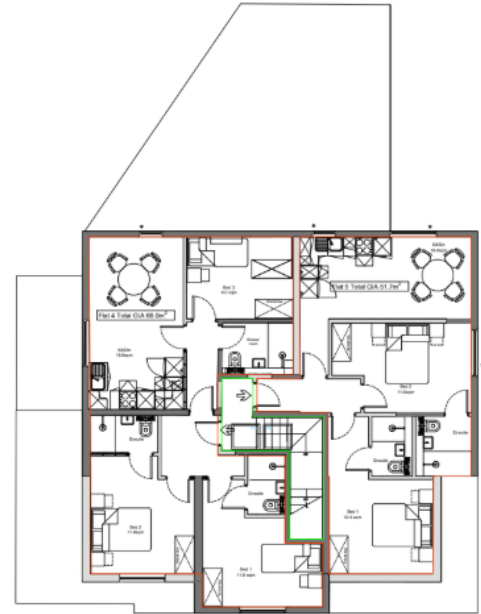
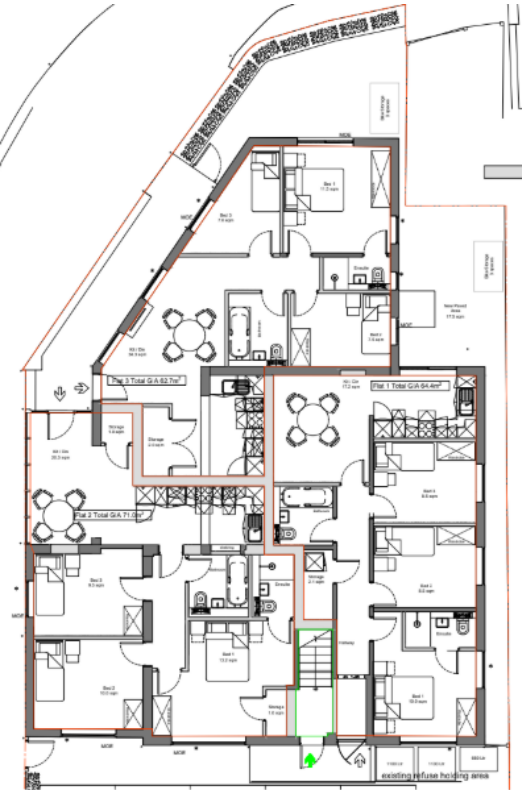
PLANNING



- **CLASS MA**
 - **Change of Use from Class E (Commercial) to C3 (Residential)**
 - **4x Flats**
 - **12x bed HMO**
 - **No external changes**
- **EXTERNAL WORKS**
 - **2x new dormers**
 - **Window/Door changes**
 - **Bin/Bike stores**
- **FULL PLANNING**
 - **5x Flats**
 - **Convert to HMO**
 - **C3 to C4**
 - **Permitted Development**

THE OLD SURGERY, Long Hanborough

AFTER



THE OLD SURGERY, Long Hanborough

BEFORE



THE OLD SURGERY, Long Hanborough

AFTER





THE OLD SURGERY, Long Hanborough

PURCHASE:	£350,000
WORKS:	£416,900
TOTAL COSTS:	£1,026,00
GDV:	£1,265,000
RENT PCM:	£11,700
RO CASH LEFT IN:	58.26%
GROSS CASH FLOW:	£140,400
NET CASH FLOW P.A.:	£45,004
RETURN ON EQUITY:	14.23%



THE OLD SURGERY, Long Hanborough

INVESTMENT FUNDING





THE OLD MALTINGS, Abingdon

DETAILS: Conversion of Maltings Building

EXISTING: 9,500sqft owner occupied office

PROPOSED: 21x Apartments and 2x New Build Purpose built 5 Bed HMO's



THE OLD MALTINGS, Abingdon



THE OLD MALTINGS, Abingdon



Please note that exposed brickwork is available only in selected ground floor units.

THE OLD MALTINGS, Abingdon



OLD MALTINGS		
NO.	FLAT	FLOOR
1	Flat 1	GF
2	Flat 2	GF
3	Flat 3	GF
4	Flat 4	GF
5	Flat 5	GF
6	Flat 6	GF
7	Flat 7	GF
8	Flat 8	GF
—		
9	Flat 6	FF
10	Flat 7	FF + 2F
11	Flat 8	FF
12	Flat 12	FF
13	Flat 10	FF + 2F
14	Flat 11	FF + 2F
15	Flat 9 (HMO)	FF + 2F
16	Flat 5 (HMO)	FF + 2F
17	Flat 9 (HMO)	FF + 2F
—		
18	Flat 1	LGF
19	Flat 2	LGF
20	Flat 3	LGF
21	Flat 4	LGF
—		
22	5 Bed HMO	New build
23	5 Bed HMO	New build





THE OLD SURGERY, Long Hanborough

PURCHASE: £1,455,000

WORKS: £2,246,152

TOTAL COSTS: £6,000,000

GDV:
£7,000,000

RENT PCM: £20,700

RO CASH LEFT IN: 27.25%

GROSS CASH FLOW: £248,400

NET CASH FLOW P.A.: £65,230



THE OLD MALTINGS, Abingdon

INVESTMENT FUNDING

XP CO.

INV CO.

|

SPV



HMO's, CLUSTER,
DEVELOPMENT



INVESTMENT FUNDING

XP CO.

INV CO.

|

SPV



RECENT DELIVERY

- Muswell Hill, London - 9-units
- Abingdon, Oxfordshire - 20-units
- West Drayton, London - 9-units
- Thame, Oxfordshire - 27-units
- Norwood, London - 2-units
- Marlow, Bucks - 8-units
- Woodstock, Oxfordshire - 4-units
- Chertsey, Surrey - 9-units

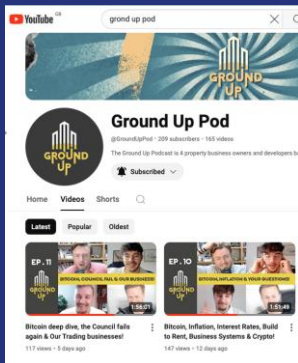
£35,000,000 GDV





Jack Jiggins
@JigginsProperty

Jack@XPproperty.co.uk



info@XPsurveys.co.uk

www.XPsurveys.co.uk

0333 335 5085



CENTRAL SUITES

info@centralsuites.co.uk

www.centralsuites.co.uk

07305 676 877



info@XPproperty.co.uk

www.XPproperty.co.uk

0203 916 5027



AURA ARCHITECTURE

info@aurahomes.co.uk

www.aurahomes.co.uk

020 3189 1619



Q & A