Inhouse

INHOUSE @ LONDON-SEVENOAKS

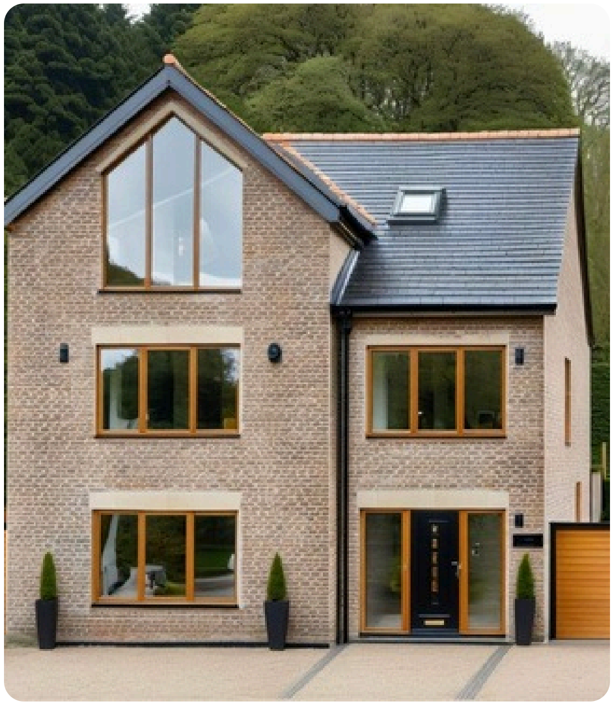
Home Buyers Guide

Your guide to owning UK real estate for a fraction of the cost.

WHATSAPP US AT
+60 17 783 3010

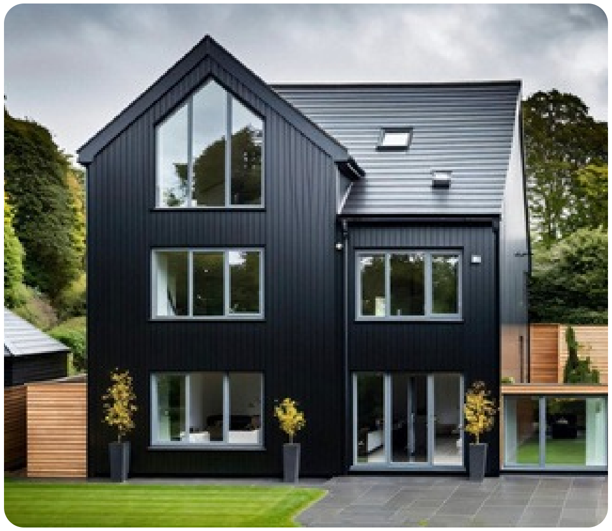
E-MAIL ADDRESS
info@inhousemy.com

OUR OFFICES
Kuala Lumpur · London



What we offer

- Build or own a **5-bedroom landed property** from **MYR 180,000**
- Full **freehold title deed** on every purchase
- **Multiple exit options** at every stage
- Rental returns of up to **MYR 24,000 per month**
- Sale value of up to **MYR 3,300,000**
- **2 completed projects since 2018**, both fully exited
- A clever leveraging strategy means **you won't need to put in any further cash**



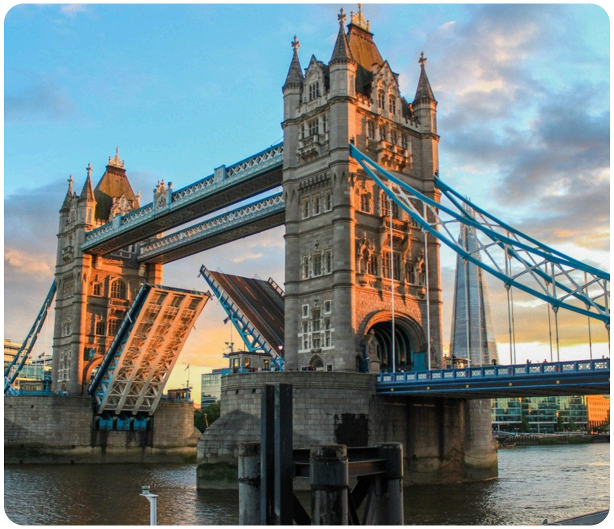
Inhouse
@ London-Sevenoaks

Our Business

To provide an avenue for buyers to own UK property for a fraction of the cost, with minimal risk.

Every purchase comes with a full freehold title deed, giving all buyers the ultimate security.

We provide easy-to-understand exit strategies for all types of investors, over various time periods.



SECTION 01

The Opportunity

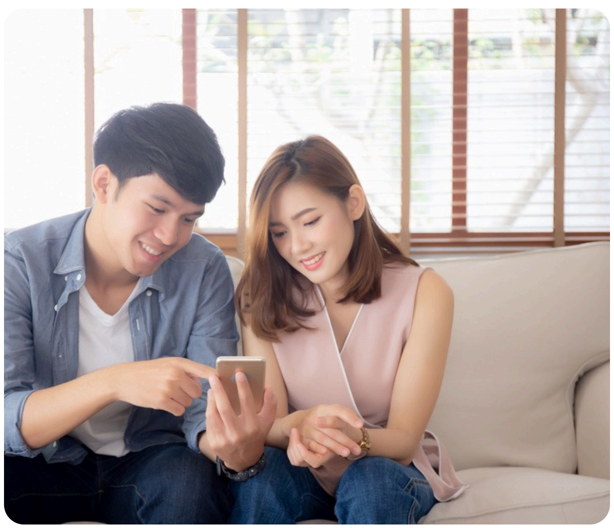
The Strategy

Inhouse is a community of investors building property throughout the UK and Australia. Building property is one of the world's most profitable businesses, but the average investor does not have access to build at scale.

Most investors buy property at its most expensive stage — right at the end, once it is built and ready to move into. Developers make their money long before that, benefiting from economies of scale on building materials and strategic land purchases.

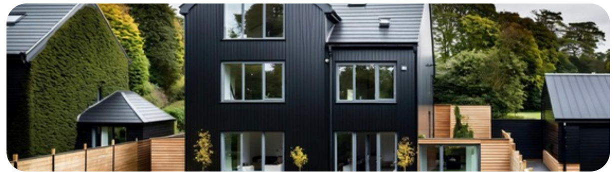
Inhouse offers investors the opportunity to make the same profits as a typical developer, by offering pre-planning housing plots in strong locations primed for development, along with a far more affordable build cost than you would face building alone.

Combined with clever leveraging from the bank, this creates a unique opportunity to own a house for a fraction of the cost most buyers typically pay.



SECTION 02

The Numbers



PURCHASE PRICE

MYR 180,000

OPTION A — EXIT

Sell back to Inhouse for **MYR 800,000**

Take the developer buyback once planning is granted and walk away with your profit — no build required, no further cash in.

OR

OPTION B — BUILD

Inject **MYR 800,000** build cost using either;

- Cash
- Bank finance
- Buy 2 units — sell one, use the funds to build

END SALE VALUE

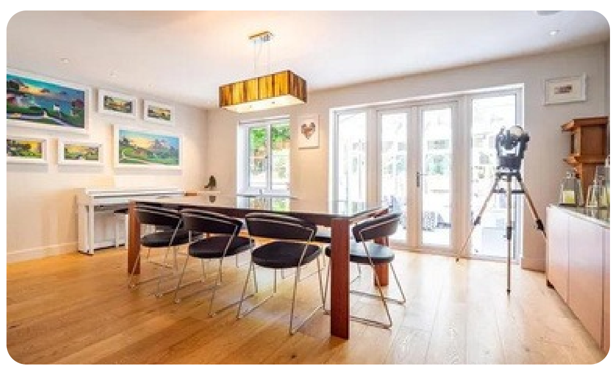
MYR 3,300,000

OR

RENT OUT FOR UP TO

MYR 24,000
per month

Numbers based on Sevenoaks local property data 2024



SECTION 03

How it works

1 Pre-planning

You purchase a housing unit while planning permission is ongoing, awaiting approval from the local council.

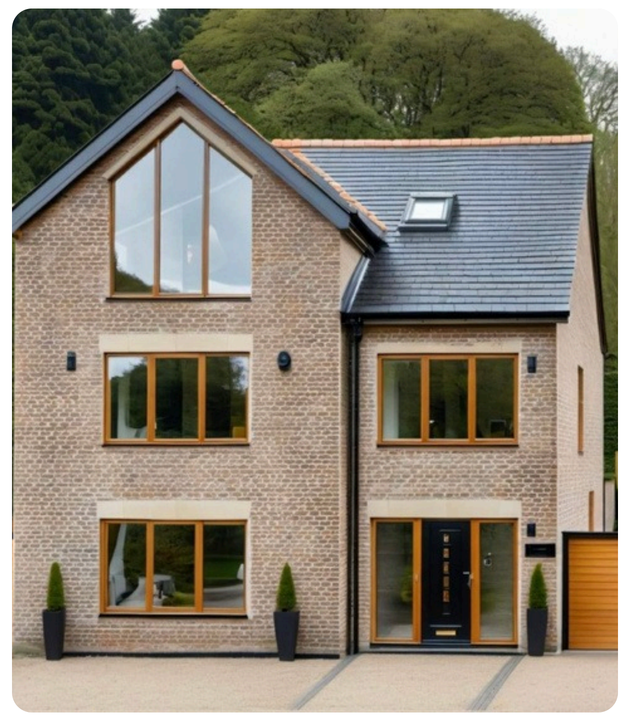
2 Planning achieved

Choose to accept a developer buyback and exit with your profit, or build a house with the developer and increase your returns even further.

3 Leverage the build

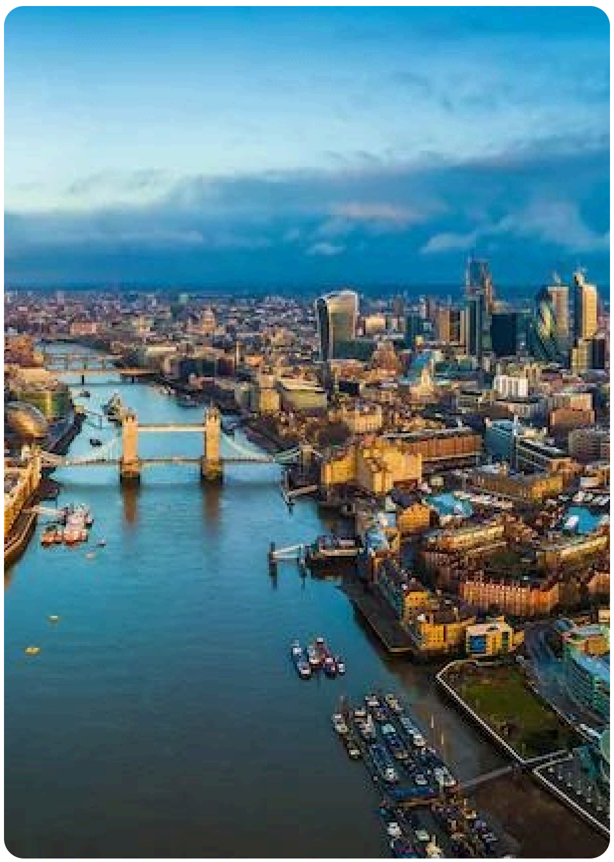
There are three ways to cover the build cost of the property:

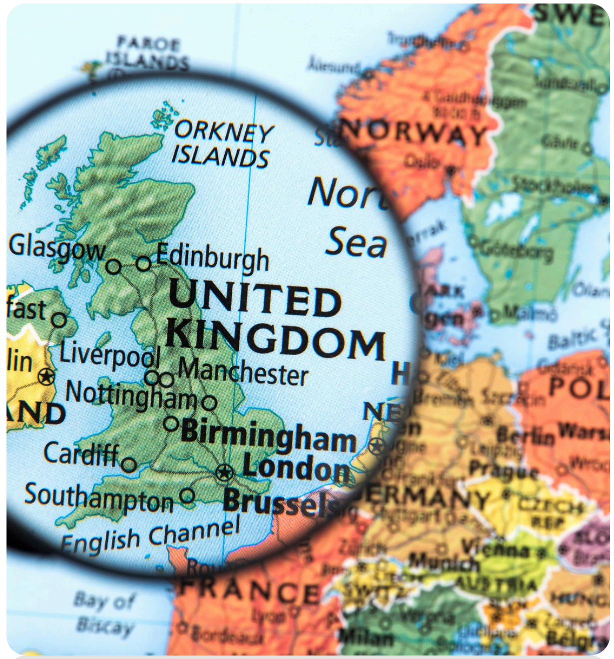
- Leverage against the land or house to cover the build cost completely
- Purchase 2 or more housing units, sell 1 back to the developer, and use the funds to build on the 2nd plot
- Top up with your own cash

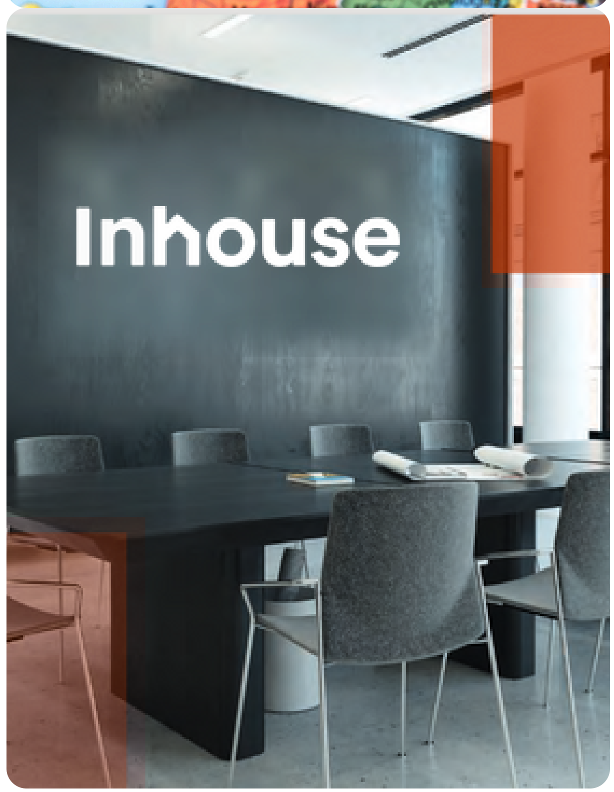


Why the UK

- One of the main **financial hubs of the world**
- **Oldest land registry** in the world
- Multicultural country
- Finance and mortgage **foreigner friendly**
- Strong currency
- Sophisticated legal system







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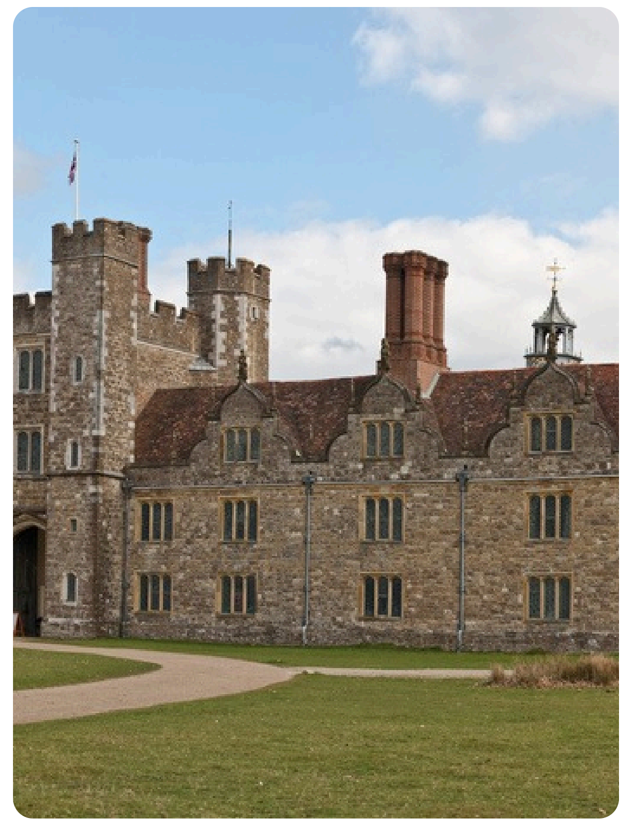
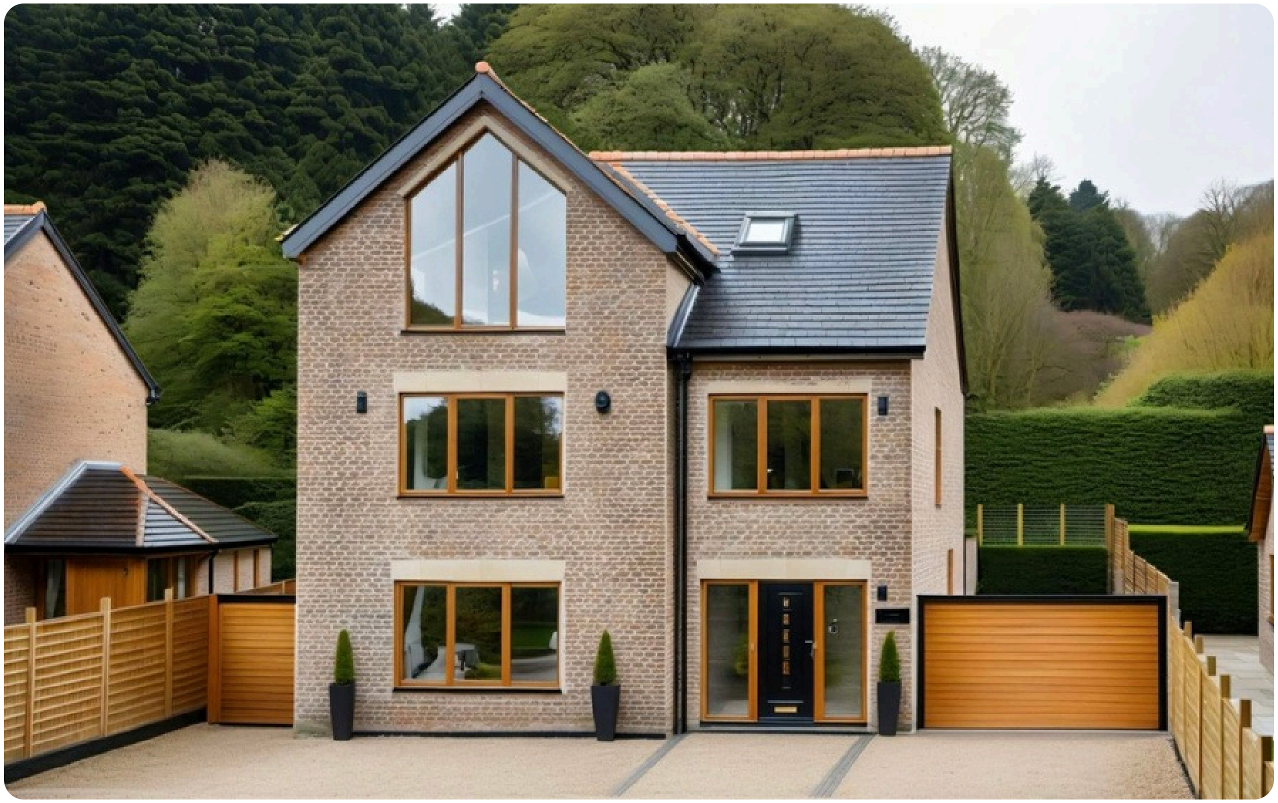
Why London, Sevenoaks

- Extremely affluent area. House prices in Sevenoaks are **80% above the county average** and **117% above the national average**
- Land prices have risen **6% in the last year**
- Repeatedly named one of the **“Best Places To Live”** in the UK
- **25km** from London city centre
- Our previous project in Sevenoaks made a **500% return**



THE PROPERTY

The Detached



3,000 SQ FT

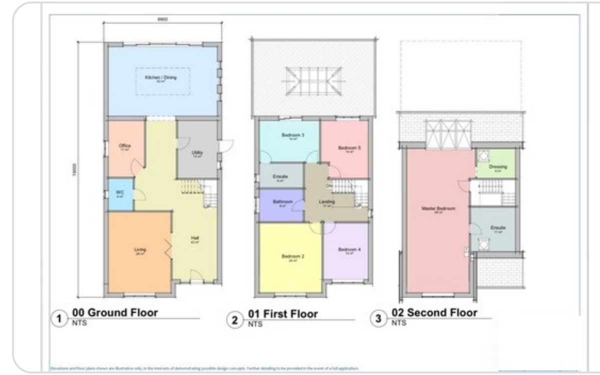
THE DETACHED

5 bedroom · 3 bathroom · freehold title deed

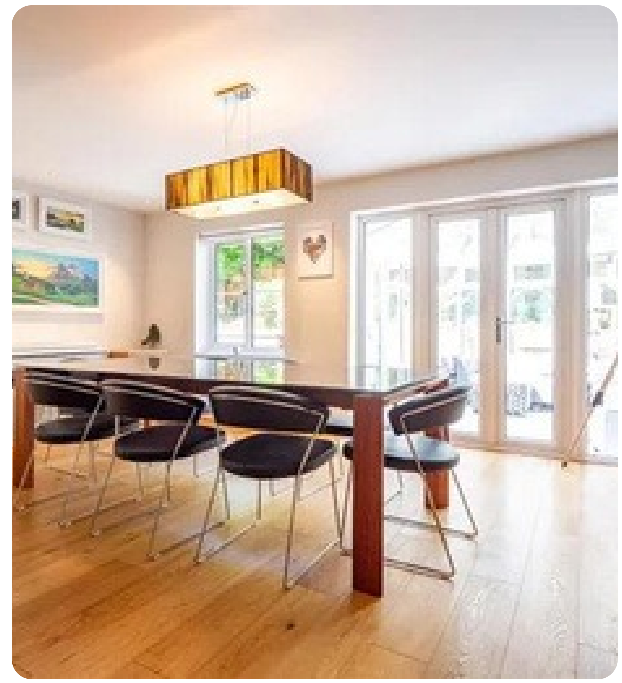
Inhouse

PURCHASE PRICE	MYR 180,000
RESALE VALUE	MYR 3,300,000
BUILD COST	MYR 800,000
BUYBACK OPTION	MYR 800,000
RENTAL, PER MONTH	MYR 24,000

FLOOR PLANS



INTERIOR



Ready to talk?

Book into our Kuala Lumpur presentation suite, Monday to Friday, 10am – 7pm.

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GOOD TO KNOW

Frequently Asked Questions

Are there any tax implications for Malaysian buyers investing in the UK?

If you choose to build and rent, you can earn up to GBP 12,570 per annum income tax-free from the UK before paying income tax.

If you choose to exit early and not build, or if you decide to build and sell, there is no capital gains tax for Malaysian buyers.

What happens if I cannot get a mortgage to cover the building cost?

Many of our investors do not intend to build a house, and prefer to take the early exit option and sell back to the developer.

Inhouse has access to multiple finance options to build all properties. This makes us extremely motivated to buy back investors' plots once planning is granted, so we can make a profit once we finish the builds and sell the properties on to new buyers.

What are the early exit options?

Each investor signs a contract with Inhouse called a Right of First Refusal, which allows Inhouse the opportunity to purchase back the housing plots if the buyer wishes to sell, following the granting of planning permission.

Book your consultation

Sit down with our team in Bangsar, or on a 15-minute call, and we will walk you through the numbers on your own terms.

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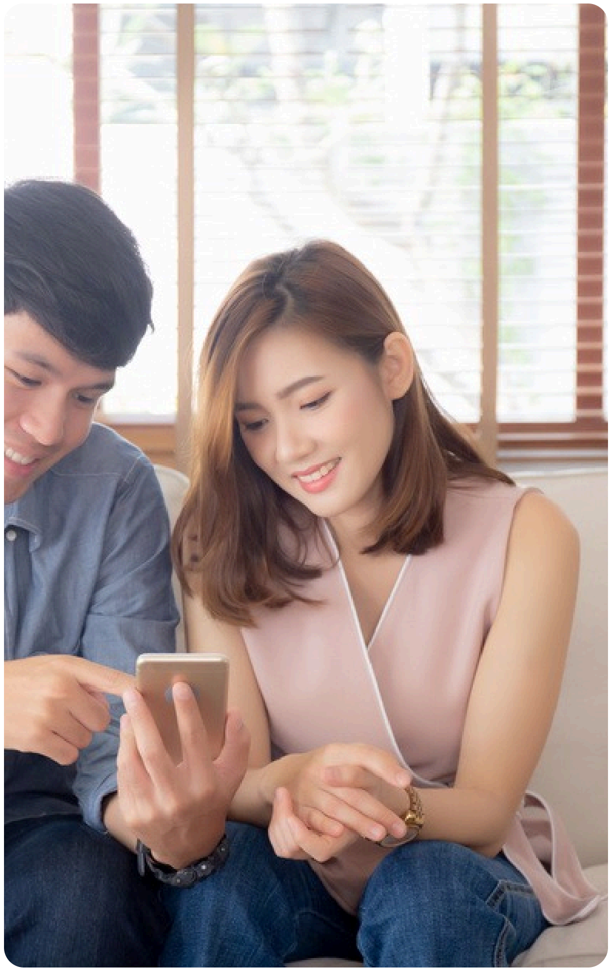
What previous projects have you completed with the same model?

Since 2018 we have completed two projects using this model. Both have fully exited, delivering returns of 75% and 500% — the 500% came from our previous Sevenoaks scheme. London-Sevenoaks is the next.

Where is your Malaysia office?

We have two offices worldwide, situated in London and Kuala Lumpur. Our Kuala Lumpur presentation suite is open Monday to Friday, 10am – 7pm, for investors to book in and find out more about how they can get involved.

A-17-09, 5 Menara UOA Bangsar,
Jalan Bangsar Utama 1, 59000 Kuala Lumpur, Malaysia



Message from the Founder

As a result of our approach, we have grown steadily and remained resilient despite challenging market conditions throughout the global pandemic, completing large projects in a short period. We have achieved this by adapting to an evolving competitive real estate landscape, and maintaining discipline with a commitment to quality.

Through a combination of innovative spirit and an in-depth understanding of the region's real estate demand-supply dynamics, we have delivered premium developments in the UK and Australia.

Building on our success, we look forward to a new era of growth in the real estate market as we develop more projects in the UK and Australia. Furthermore, we will continue to pursue new real estate investment opportunities that maximise value creation for our investors.

COMPLETED PROJECTS	SINCE	BEST EXIT TO DATE
2	2018	500%

Inhouse

Dean Oakford
FOUNDER