



## **James Caan of Dragons' Dn & Kam Babae of K10 Group join forces on luxury residential market venture**

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James Caan, BBC's Dragon's Den investor and Kam Babae of K10 Group have brought their heavy weight expertise to join forces in a venture to capitalise on opportunities in the lucrative high-end residential market.

HB Real Estate, part of Hamilton Bradshaw private equity, is an active player in the UK investment market. Hamilton Bradshaw Real Estate was created out of a vision to be the leading luxury residential development firm in London - a vision shared by Caan and Babae.

The objective of HB Real Estate is to create exceptional value for Hamilton Bradshaw and its co-investors by identifying, analysing, and executing investments in central London luxury residential real estate stock. Investing in prime locations "within a 5 minute cab ride from Knightsbridge", HB Real Estate invest in urban houses typically between 2,000 and 10,000 square feet, adding lateral living space wherever possible. The properties are refurbished to the highest specification incorporating high technology multi-media music systems, fitting advanced digital mood lighting, refurbishing all interiors to modern standards, and finishing the house with designer furnishings. Projects generate a 50-100% ROE or 3-5 times cash-on-cash return within a 12-24 month timeframe from acquisition to exit.

HB Real Estate's current portfolio includes a canal-side development of 450 flats near Wembley in London, the refurbishment of a 75,000 sq ft office building in Stevenage and luxury offices in Mayfair. The company also supports a £1bn initiative with Look4aProperty.com to help first time buyers with interest free loans. The total gross development value of the portfolio is currently around £190m.

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### **Notes to Editors**

#### About James Caan

James Caan is CEO of private equity firm Hamilton Bradshaw and has been building and selling

businesses since 1985. As well as being a serial entrepreneur, he is also well known for being on the panel of BBC2's Dragons' Den, investing his own capital in start-up businesses. He has a large and varied portfolio of investee companies; however, James has always taken a keen interest in the property sector. He took a stake in the company Look4AProperty.com, which went on to launch a £1bn fund with Hitachi Capital to offer interest free loans to first time buyers. James currently has a significant number of commercial developments both within Central London and Greater London.

### About Kam Babaee

As Managing Director of HB Real Estate, Kam has over 17 years experience in property development and for the last 7 years, has been focusing on the lucrative high-end central London market. Based on his track record of success, he is known throughout London as a preferred principal buyer with the ability to realise a transaction at the right price. Kam's expertise lies in being able to identify value-added opportunities by creating additional living space. As the lead member of the team, he is involved in all aspects of the property development process, liaising directly with designers, architects, local planning, construction companies, product specialists and marketers to take the product to fruition on exit.

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