SKB Homes

Your guide to ''Hands free'' Property Investments for Businesses and Investors

Introducing SKB Homes

Our company's mission and goal is to offer businesses and investors the opportunity to invest in UK property whilst delivering a fully hands-off experience.

This brochure offers an overview of how we partner with individuals like you who are keen to benefit from the UK property market.

Whether you are seeking fixed, bank-beating returns on surplus funds or aiming to build a completely hands-free property portfolio, we provide tailored solutions to help you achieve your investment goals.

Sunil Bakshi
Founder

About Sunil

Sunil is a dedicated property investor with a strong passion for helping clients achieve their financial goals. With years of experience working with people and delivering high-quality service, he has built a reputation for integrity, transparency, and results.

As a member of a property group with over £50 million in sales and extensive CPD training, Sunil combines knowledge with a strong work ethic to create tailored investment solutions. His focus is on building long-term relationships based on trust, ensuring that every investor receives a plan customised to their unique needs and objectives.

Driven by the vision of creating wealth and building a legacy, Sunil now works with like-minded individuals who share the same commitment to success.

4 Reasons to Invest in Property

Cash Flow

For some investors, the primary objective is to generate consistent monthly income. This can provide the freedom to leave employment, retire earlier, or simply enhance lifestyle and spending power. Those with a strong focus on cash flow often favour strategies such as Houses in Multiple Occupation (HMOs) or Rent-to-Serviced Accommodation, which are designed to maximise regular returns.

Wealth Growth

Other investors prioritise long-term capital growth, viewing property as a vehicle to outperform alternative investment options. For many, the focus is on building net worth over time, and property remains a proven asset class for achieving this goal in ways that other avenues often cannot match.

Legacy & Inheritance

Property is widely recognised as a reliable, long-term investment that can be passed down through generations. Many investors see it as a tangible means of preserving wealth and creating a lasting legacy for their families.

Financial Security

For most investors, the first rule is simple: don't lose money. Unlike speculative asset classes, property is often considered one of the most secure investments. With a long history of steady appreciation, it provides reassurance and stability—hence the phrase "safe as houses."

Property vs Other Wealth Building Systems

How do these ways of building wealth compare against each other?

- Jobs – Salary
- ISAs – Interest Income
- Stocks and Shares – Dividend Income, Price increases over time
- Property – Rental Income, Price increases over time, Rental Growth, + Leverage



Savings Accelerator

Achieve returns that outperform traditional banks by investing your business or personal surplus funds with SKB Homes on a fixed-term basis.

Portfolio Builder

Interested in building a property portfolio but lacking the time or expertise?
With our experience and extensive professional network, we create and manage a fully hands-free portfolio tailored to your goals.

Joint Venture

Partner with us on a property project and benefit from shared risks and shared rewards, unlocking opportunities that deliver strong results.

Our Investor Journey Savings Accelerator

Investing with SKB Homes is a highly valued relationship, and we, therefore, believe in providing exceptional value to those we collaborate with. We are therefore pleased to share the journey of our typical investor with you in advance.

Strategy
We sit with you
& understand your goals
and your situation.

Invitation to Invest
We get the paperwork done
and provide an example of
this at the strategy session.

Quarterly Updates
We provide you with quarterly
updates with highlights of our progress
& projects.

Interest Paid
We pay interest at the agreed
intervals, as fits your goals.

Our Investor Journey Joint Venture

Investing with SKB Homes is a highly valued relationship, and we, therefore, believe in providing exceptional value to those we collaborate with. We are therefore pleased to share the journey of our typical investor with you in advance.

Strategy
We sit with you & understand your goals & your situation.

Invitation to Invest
We get the paperwork done and provide an example of this at the strategy session.

Works Carried Out
We handle all necessary refurbishments to maximise the resale value of the property.

Regular Updates
We offer regular updates keeping you informed of our projects progress.

Profit
We arrange for the property to be sold at the best possible Price, and we share any profits with you.

Our Investor Journey Portfolio Builder

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Strategy
We sit with you & understand your goals & your situation.

Invitation to Invest
We get the paperwork done and provide an example of this at the strategy session.

We find and secure the property
We use both on-market and off-market strategies as well as our strong network to achieve the best price.

Due Diligence
We conduct the due diligence to ensure that the property meets our strict criteria and your overall goals.

Profit
Only once we have completed this process do we then present the great property deal to you to invest in.

So Why would you invest in Croydon?

Historic and Projected House Price Growth – 92% appreciation between 2013 and 2023, and continued growth of 2.5% in the year to June 2025, reaching a provisional average of £405,000 driven by regeneration and strong buyer demand. Future projections are difficult to predict, but ongoing development and strong transport links suggest continued positive growth for the area.

Historic Growth

A Decade of Growth:
Average house prices in Croydon rose by an impressive 92% in the decade from 2013 to 2023, going from £225,660 to £433,340.

Annual Growth:
Between the years ending March 2022 and March 2023, property prices grew by 6.4% in Croydon.
Recent Performance (2024-2025)

Year-on-Year Increase:
The provisional average house price in Croydon in June 2025 was £405,000, a 2.5% rise from the revised £395,000 in June 2024, according to the Office for National Statistics.

First-Time Buyer Prices:
For first-time buyers, the average price was £340,000 in June 2025, an increase of 2.0% from the previous year.

Factors Driving Growth and Future Outlook

Regeneration:
Significant investment is being poured into regenerating Croydon's town center and cultural quarter, with projects like creating new homes opposite East Croydon station.

Transport Links:
Croydon benefits from excellent transport links, including being just 15 minutes from London Bridge, which increases its appeal to buyers and investors.

Buyer Demand:
The ongoing regeneration and improving infrastructure have created strong buyer demand, attracting homeowners, tenants, and investors to the borough.
Future Potential:
The combination of ambitious regeneration plans and strong transport links points to a positive outlook for continued house price growth in Croydon.

Book your personal strategy consultation call now by typing in the short link below into your browser. https://calendly.com/skbhomesuk/30min