

WELCOME

Welcome to our autumn newsletter. It hardly seems possible that three months have gone by since our last edition - such is the pace of life at Giroma!

We hope you will enjoy reading this brief update on our various projects. During the past quarter we have completed two sales (the houses in Lydbrook and Yorkley) and three purchases (the houses we chose off-plan last May in Phoenix, Arizona). In addition, we have made progress on the Broadwell and Bishopswood sites and taken on a new project: a bungalow with potential in Lydney.

As ever, more detail about all of our properties is available on our website.

NEW PROJECT: LYDNEY

3-bedroom bungalow



Left: the bungalow as we first saw it. Right: after a few hours' work.

Built in the 1970s, this property is very run-down but has great potential, especially in view of the fact that it is currently the scruffiest house on the street! It has a lovely big garden with apple trees and flowering shrubs, but this has been sadly neglected and is very overgrown. In addition, there are several large bird cages, a derelict greenhouse and an old caravan littered about. We have started the mammoth task of clearing and restoring the grounds.

Indoors, we are removing the carpets, wallpaper and a great many picture hooks. The damp-proofing specialist and kitchen designer will both visit the property in mid-October, as will the electrician and heating engineer. We plan to replace the kitchen and bathroom, redecorate throughout and lay new carpets. Our objective is to have the property ready to go back on the market early in the new year.

SALE COMPLETED: LYDBROOK

Victorian semi with forest views
This sale was completed in July.

SALE COMPLETED: YORKLEY

3-bedroom semi
This sale was completed in September.

PURCHASES COMPLETED: PHOENIX, ARIZONA

3 houses bought off-plan

Our houses in Arizona have now been built and we have completed all three purchases: two in July and the third in September. The larger two properties are listed for sale with a local agent. They are also being landscaped by a firm that has come to us with a strong personal recommendation.

The smallest house (2 bedrooms) has moved out of Giroma's portfolio because of a slight change in our strategy. As directors, we want to experiment privately with the short-term rental market for 'snowbirds': people who flock south in large numbers to soak up the sun in the autumn, winter and spring. Our contacts in Phoenix tell us there is a high demand for furnished houses to let for short periods. Our 2-bedroom house seems ideally placed to try this out for a while.



Above: one of our houses in Phoenix

Accordingly, the funds that Giroma has invested in the Phoenix properties are now linked entirely with the two larger houses which are for sale, thus putting our investors in line for a quicker, more straightforward return. With the property market there remaining strong, Giroma's share in the project looks set to do well.



Above: the view at sunset from one of our houses in Phoenix

BROADWELL, COLEFORD

New building next to old semi

We expect to put the new pair of semis on the market in late October. While the internal work rapidly nears completion, the carpark area in front of the building has been graded in preparation for the tarmac. Moving round to the back of the property, we have mapped out where the fences, patio and turf will go in each of the gardens.



Above: our buildings at Broadwell

We have completely redesigned the building's internal layout. A key component in this long, narrow space is the position of the stairs. They used to be in the back corner when the house had four bedrooms. However, after playing with various ideas we have opted for a central staircase because we like the sense of openness and flow that it engenders. There will be two double bedrooms and a bathroom upstairs. Downstairs, the lounge will have French doors leading to the back garden.

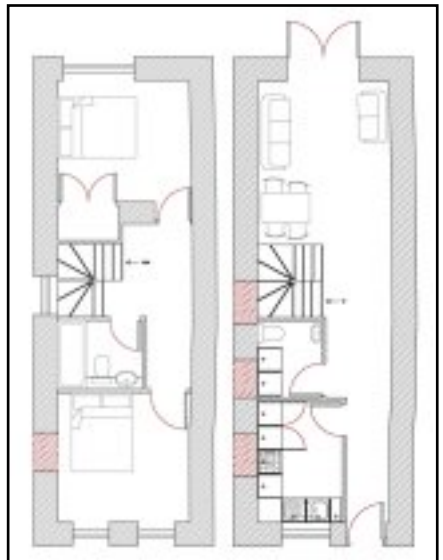


Above: new kitchen taking shape



Above: new bathroom going in

Work has now resumed on what remains of the original building. This has included taking advice from a structural engineer about how best to brace a bulging section of the external wall.



Above: plans for the old semi

BISHOPSWOOD, LYDBROOK

Detached Victorian cottage



Above: Bishopswood's kitchen extension

The new kitchen is coming on: the walls and roof are in place and the electrician has done the second fix. There will be a picture window above the breakfast bar - ideal for meals with a stunning view. The bathroom too has been redesigned but we have yet to begin fitting it. Meanwhile, the lounge and bedroom floors have been coated with Polyx oil which accentuates the grain.

Outside, we have started clearing the ground where the new drive will go. The contractor is scheduled to begin Stage 1 in late October.

OTHER POSSIBILITIES

We are casting our net ever wider and will let you know as new projects come on line.

STEADY GROWTH

Our database of contacts continues to grow, as does the mailing list for these quarterly newsletters. Clearly many

share our belief that it pays to invest in property as long as one can take the long view. Please keep spreading the word where you are, encouraging interested and like-minded people to get in touch with us. We will be delighted to hear from them and will do our best to answer their questions. We will be happy to meet prospective investors at mutually convenient times and show them our work in progress.

NEXT EDITION

Our winter newsletter will be distributed in January 2006. To read about our progress in the meantime, see our website updates.

Thank you for continuing to take an interest in Giroma. Your support means a great deal to us.

Do you know someone who might be interested in what we're doing? Pass this newsletter on to them when you're finished with it and help us to keep growing.

QUOTE OF THE QUARTER

"Do not wait; the time will never be 'just right'. Start where you stand, work with whatever tools you may have at your command, and better tools will be found as you go along."

(Napoleon Hill)

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