

VISIT WEBSITE HOMEPAGE

/PROJECT REVIEW

A SINGLE LET IN LANCASHIRE



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Who are ForTheLandLords.com?

You might think that dealing with a company called ForTheLandlords.com could be a turn-off for some Renters? Nothing could be further from the truth.

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We know this:

A GOOD LANDLORD NEEDS A GOOD RENTER AND VICE VERSA.



That ethos is communicated to the renters at www.ForTheRenters.com and in everything we do. All our efforts are directed to attract good Landlords and good Renters and perpetuate that relationship.

Our Landlords are proud to call themselves Landlords because they know they do a great job, and our Renters know and appreciate that too.



There is no shame in admitting that the primary aim when developing a property is to create value for our Landlords because a wonderful thing happens when we and our Landlords pursue our vision.

The Renters can see the ForTheLandlords.com team are passionate about developing properties, building something better than was there before.

Where there was once run down and poorly maintained and sometimes dangerous houses, we create high-quality homes. Our Landlords renovate and maintain to a set of standards we are constantly striving to improve.

What is our Hand-Hold service?

Hand-Hold is a service to Find, Fix and Rent a buy-to-let property for you. We put boots on the ground in areas of the UK you might not have access to, saving you time, effort and money. Buying houses is hard work, by choosing Hand-Hold most of the hard work is done for you.

We are landlords and we only consider properties that we would buy ourselves.

Why This Is The Right Property?

Our team, most of whom are Landlords themselves, consistently assess a wide variety of properties some of which are made exclusively available to us before they are offered to the general market. This property was bought directly from one of our tried and trusted agents.

When properties are in need of a full renovation like this, **we are able to add value.**

All our single let properties are situated in locations with strong tenant demand and opportunities for capital growth year on year.

The tenant profile for these properties is working professionals and families.



Key Points



Strong rental demand



Great area for Capital growth



Equity created by means of a thorough renovation



Ability to recycle a large chunk of the initial capital employed



A positive monthly cashflow



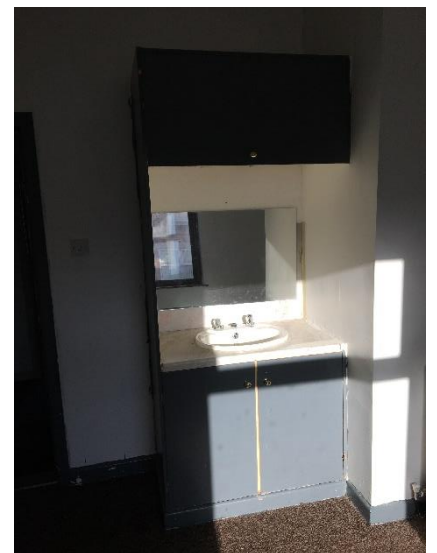
We do the majority of the hard work for you

Before Pictures

The general condition of this property is typical of the properties we buy for ourselves and for clients.

This can be very off putting to potential buyers, but to an experienced property developer this **presents a great opportunity to add value.**

After a thorough rip out, renovation work can begin on turning this house back in to a home.



Summary of Work

In order to convert this run-down property to a high lettable standard, the following key works were identified as listed below.

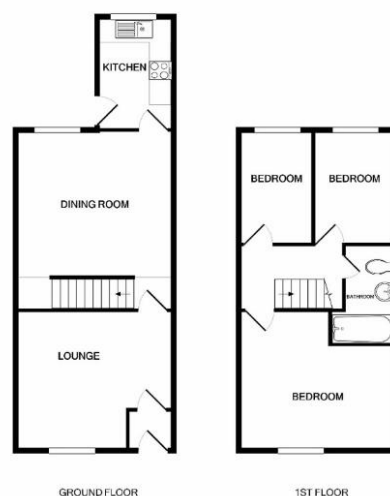
Due to the number of properties ForTheLandlords.com have Found, Fixed and Rented, we have a good working knowledge of all what is 'right', what is needed in a renovation to bring that property to a **Decent and Safe Homes [DASH]** standard.

Our team designed a schedule of works, signed off by our client, that creates a fantastic house for a long-term renter, and creates value for the Landlord.

Works identified as needed at to turn this property into a DASH home:

- Kitchen doorway moved
- New Kitchen
- New bathroom
- New Decoration.
- New Flooring.
- New windows x 2
- Grounds clearance
- Electrical – Partial Rewire
- Plastering

Floor Plans



Project Timeline

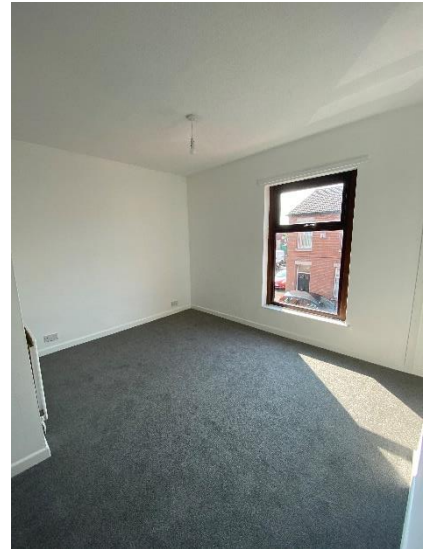
Update #	Date	Video Link	Update and any unforeseen issues
1	18/06/2020	Stage1	<ol style="list-style-type: none"> 1. Strip out & disposal (Kitchen, Bathroom, Floor coverings, Fire & surrounds, Tiling) 2. Yard clearance (2x sheds and furniture) 3. Moved kitchen doorway to accommodate better kitchen layout (contingency item- partially complete) 4. Plasterboard works
2	25/06/2020	Stage2	<ol style="list-style-type: none"> 1. Kitchen units fixed 2. Kitchen floor tiling 3. Walls prep for decoration 4. Kitchen doorway completed 5. Plasterboard works 6. Plastering
3	02/07/2020	Contingency	<ol style="list-style-type: none"> 1. Hack off damp affected plaster, damp proofing & boarding 2. Bathroom Floor strengthening & repair 3. Bathroom plaster boarding 4. Miscellaneous joinery (boxing in, woodwork repairs) 5. Plastering
4	09/07/2020	Stage3	<ol style="list-style-type: none"> 1. Board & plaster (front reception, under stairs) 2. Plaster bathroom (Walls & ceiling) 3. Tile bathroom floor 4. Bathroom installation 5. Boxing in (boiler & pipework, electrics, gas pipes)
5	16/07/2020	Stage4	<ol style="list-style-type: none"> 1. Decoration upstairs (ongoing) 2. Kitchen electrics 3. New radiators (Bathroom, bed2 & kitchen) 4. Bathroom plumbing 5. Bathroom light & extractor fitted 6. Repair window frame to bed 2 7. Boxing in (Electric meter)
6	23/07/2020	Contingency	<ol style="list-style-type: none"> 1. Decoration (walls & woodwork) 2. Kitchen electrics 3. Bathroom tiling 4. 2 x New windows (Bed 2 & kitchen) 5. New door to under stairs 6. Brickwork pointing 7. Roof works
7	06/08/2020	Sign off	<ol style="list-style-type: none"> 1. Decoration (walls & woodwork) 2. Kitchen tiling 3. EICR certification 4. Gas safety certificate 5. Cleaning
8	13/08/2020	Final	<ol style="list-style-type: none"> 1. Carpet fitted

After Pictures

The transformation is always one of the most exciting parts of the process.

The finish specified for aForTheLandlords.com single let really sets it apart in the rental market.

That means, faster lets, higher rent yields, happier Renters and, solid end valuations.



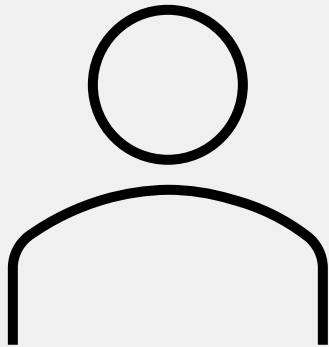
The Numbers

The renovation for this property came in on budget, priced using our detailed cost of works calculator:

Key Figures	Expected	Achieved
Purchase Price	N/A	£52,500
Renovation	£13,972	£13,972
Contingency	£3000	£1810.50
Total Renovation (Inc. Contingency)	£16,972	£15,782.50
Rent	£450-£500	£500
Developed value	£80,000-£90,000	£90,000*

*Currently going through refinance.

Client Feedback



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Ben, Cambridge UK

I have bought over 20 houses with ForTheLandlords.com. I highly recommend the team to those wanting to build a property portfolio. Their knowledge and professionalism are invaluable. 5 stars!

Like It? Want to do it?

If you have read this far then we hope that you feel inspired.

Are you wondering how you could either start your own property portfolio or expand your existing portfolio?

If so, then we invite you to attend a **discovery call** to find out exactly how we can work together.



Are you Going to Try to Sell Me Something?

We Find, Fix and Manage portfolios for ourselves and our clients.

We would love it if you wanted to join us, but we're not hard sell and we're not going to sell you any books, webinars, or VIP coaching programs after the call.

Not only do we share our battle-tested systems for creating equity in a property deal, but we also show you the systems we use to buy, refurbish and rent out properties.

On the Discovery call we give you answers.

How Do I Book?

Booking is easy, just go to our website here: www.forthelandlords.com/discovery , scroll down and fill in the form. Numbers are limited and you do have to book.