

ForTheLandlords.com

Build Your Empire

VISIT WEBSITE HOMEPAGE

/PROJECT REVIEW

A SINGLE LET IN SOUTH YORKSHIRE



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Who are ForTheLandLords.com?

We want to put a smile on your face. We want you to have some fun and enjoy being a landlord! **We want to teach and inspire you to build your empire because we know it will give you the time and breathing space to be able to say: “life is good”.**

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We also know this:

A GOOD LANDLORD NEEDS A GOOD RENTER AND VICE VERSA.



A good landlord is an asset to UK Plc and our landlords can be proud.

Where there was once run down, poorly maintained and sometimes dangerous houses, you create decent, safe and affordable homes for long-term renters.

www.ForTheRenters.com is our showcase for this part of the vision.

Proud Landlords. Happy Renters. Better Communities.



Owning property is the best wealth creation method on planet Earth. The problem is that most landlords don't own enough property or love what they do. We want to change that.

We have seen the impact that a well-built, professionally managed, property portfolio can have on the life of a landlord; allowing you to make choices you would not otherwise be free to make.

It is also true that a badly planned and managed portfolio can become a millstone around your neck, or worse, a nightmare that never seems to end. Let's be realistic, good things don't come easy, but it is possible to channel your hard work where it will make the most impact.

There's no need for you to waste time and money trying to reinvent the wheel!

We have a tried and tested process to build and manage a property empire that is proven to work over decades.

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 would buy for 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 brought 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.

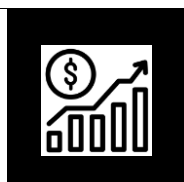
The tenant profile for these properties is working professionals and families.



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.

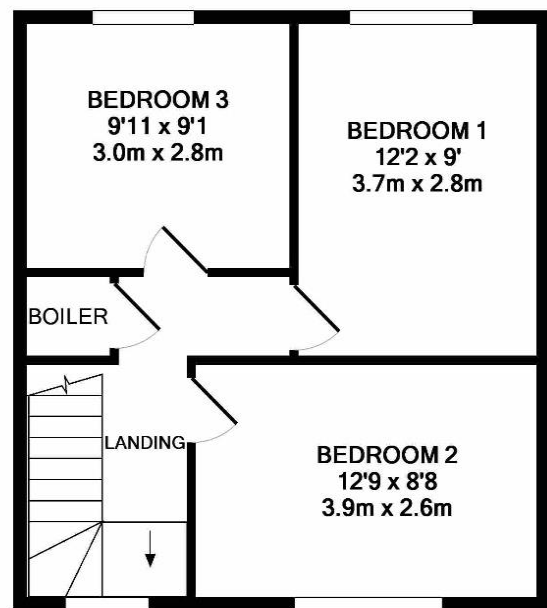
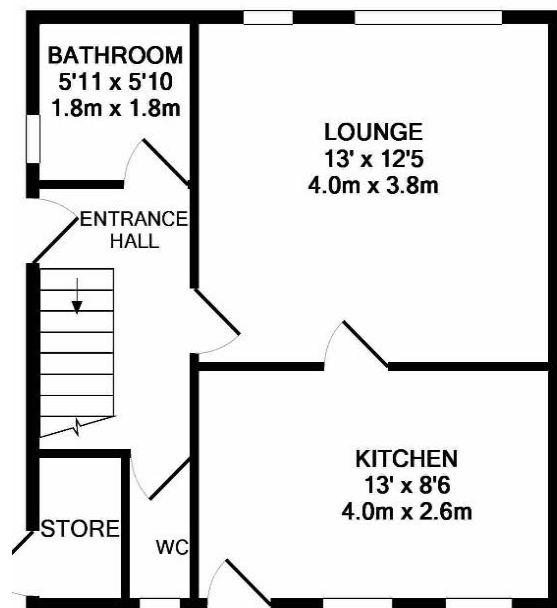
Due to the number of properties ForTheLandlords.com have Found, Fixed and Rented, we have a good working knowledge of all what is 'right', what is needed in a renovation to bring that property to a **Decent and Safe Homes [DASH]** standard.

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 to turn this property into a DASH home:

- Some windows and back door replaced, blown panels replaced and a general overhaul.
- Complete refurbished Kitchen
- Complete refurbished Bathroom
- Three Bedrooms
- Fully decorated throughout.
- New Flooring throughout
- New internal doors
- Replastered to the majority.
- Electrical upgrade throughout the house
- Plumbing and heating – New Boiler installed

Floor Plans



Project Timeline

Week	1-4	5	6	7	8	9	10-11	12-16
Purchase/Paperwork	Phase 1							
Renovations		Phase 2	Phase 2	Phase 3	Phase 3	Phase 3	Phase 4	
Acquire Tenants								Phase 5

 Purchase/Paperwork	Phase 1 – Summary
	Source 3 bed property, must be 20% under market value
	Sale agreed, contracts drawn up
	Exchange of contracts, collect keys
 Renovations	Phase 2 – Summary
	Initial designs and schedule of works drawn up
	Building contracted to complete the renovation works
	Complete property rip-out
	Replacement stud partions, making good any structural repairs
	First fix electrics and plumbing
	Phase 3 – Summary
	Kitchen and bathrooms installed
	Second fix electrics and plumbing
	Complete decoration throughout
 Acquire Tenants	Phase 4 – Summary
	Carpets laid throughout
	Final snagging completed
	Phase 5 – Summary
	Property marketed
	Tenant found
	Tenancy agreements signed Inventory created and all paperwork prepared
	Tenancy agreements and all relevant paperwork signed

After Pictures

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

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

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



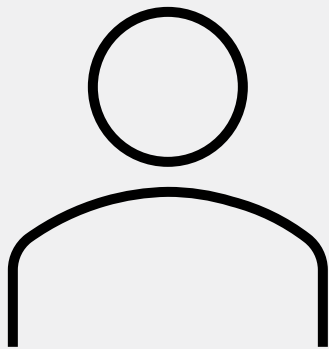
The Numbers

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

Key Figures	
Purchase Price	£51,000
Renovation, Contingency	£21,638
Contingency Spent	£3000
Contingency Spent	£0
Total Renovation	£21,638
Rent	£600
Developed value	£95,000*

*Currently going through refinance

Client Feedback



“

Jesse, Nottingham UK

“Clients like to know that I “eat my own dog food” so to speak! Every month my team finds, fixes and rents properties for me personally. I simply would not want to do this all by myself, the team I have around me do a much better job than I ever did, and I get time to concentrate on other things.”

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 have a process to 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 process for creating equity in a property deal, but we also show you the systems we use to buy, refurbish, and rent out properties.

Our process isn't just for beginners. If you have a property portfolio already, we work with seasoned Landlords get their empire running at peak performance.

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.