

An aerial night view of London, featuring the River Thames, the Tower Bridge, and the Shard. The city is illuminated with lights, and a large blue arrow graphic points upwards from the bottom left towards the center. The word "Propertunities" is written in white, bold, sans-serif font across the middle of the image, overlaid on the blue arrow.

# Propertunities

[WWW.PROPERTUNITIES.CO](http://WWW.PROPERTUNITIES.CO)

# Who we are and what we do

We are a passionate team of property specialists with a portfolio of properties nationwide.

## For Investors

Through our extensive network of property sourcing agents we have a constant supply of lucrative property deals. If you have a lump sum to invest, we will offer you a minimum rate of return for investment periods of 6 months and up. We also offer alternative ways to get involved in property investment, please speak to one of the team to find out more.



## For Property Owners

For those with properties to sell, no matter what condition it's in or where it's located, send us the details and we'll come out and make you an offer. We have cash ready to purchase so if a speedy deal is required, we can cater to your needs.

# Investment Opportunity

We are seeking:

**£140k of investment for 12 months**

This will enable the purchase of the property and the cost of works to convert the 4 bedroom property into a 6 double bedroom House of Multiple Occupation.

Investment	Interest Rate	Duration
£140k Minimum loan amount of £50k	From 6% pa - Dependent on Loan Amount and Loan Duration. Please contact us to discuss.	Minimum 12 months

Propertunities will actively be involved in managing the project through every stage to ensure it stays on track and on budget.

For more information on investment terms or to discuss the project, please get in touch with us.

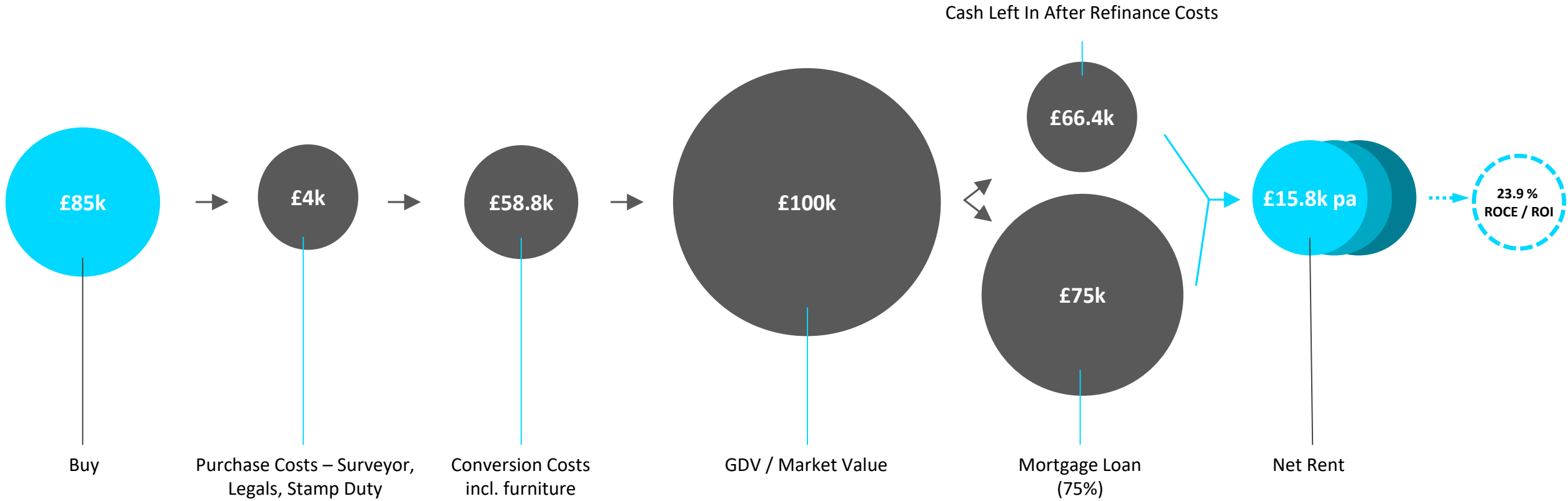
# Project Summary



<p><b>Current</b></p>	<p><b>C3</b> Dwelling house</p>	<p><b>4</b> Bedrooms</p>	<p><b>3</b> Floors</p>
<p><b>Proposed</b></p>	<p><b>C4</b> HMO</p>	<p><b>6</b> Double Bedrooms (Includes 4 En-suite)</p>	<p><b>3</b> Floors</p>

A four-bedroom, 3-storey, terrace property. Internal works to be carried out to convert this into a 6 bedroom HMO includes: full redecoration, internal room reconfiguration, four ensuite double bedrooms, fix minor damp issue to the rear of the property. All works completed to meet full HMO regulations.

# Project Summary



# The Existing Condition and Refurbishment



The list below is the works needed for the refurbishment that will maximise the value of the property for revaluation and refinance:

- All Works completed to meet Full HMO Regulations
- Completely strip out of property
- Replace all doors
- Replace boiler with 7 year parts and guarantee
- Remove plaster work, re-board and skim hallway
- Remove polystyrene ceiling and reskim
- Fireboard ceilings throughout property
- Fit interlinked smoke alarm throughout property
- Block up dividing wall in front lounge
- Create six bedrooms with four en-suites
- Decorate throughout including new skirting and architraves
- Correct damp issue on kitchen walls lounge and rear
- Fit new consumer unit



# The Floor Plans



**Current Floorplans**



**Proposed Floorplans**

# The Exit Strategy – Purchase, Convert & Let

Item	Amount	Comments
Purchase Price	£85k	Agreed
Purchase Costs + Fees	£4k	Surveyor, Legals, Stamp Duty
Conversion Costs	£48.8k	Quote by Local Building Firm. Cost includes Furnishing.
<b>Total Costs</b>	<b>£137.6k</b>	Total purchase and conversion costs
<b>GDV</b>	<b>£100k</b>	Based on Commercial Valuation – 8x Gross Annual Rent less 20% Costs
Cash Left In	£66.4k	After refinance - 75% LTV @ 6% Interest pa
Gross Rent p.a.	£30.9k	As 6 double bedrooms with en-suites - House in Multiple Occupation
Net Rent p.a.	£15.8k	After Mortgage (6%), Management Fee (12%) and Monthly Operating Expenses (20%)
ROCE / ROI	23.9 %	Return on Capital Employed / Net Money Left in Deal After Refinance
Gross Yield	30.9 %	Gross Annual Rent as a proportion of Capital Value

\*Numbers rounded to 1 decimal place



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# Please get in touch to discuss the next steps



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**Please get in touch to discuss any questions you may have about this project or to find out what the next steps towards an investment are.**



Do you know someone who would be interested in this project?

Do you have a project that you're unable to take forward?

We pay a sourcing fee for every successful investor or property deal referral. Get in touch to find out more.

If on the other hand, you're interested in learning how to invest your money in property for a fantastic return, give us a call for a no-obligation chat.

# Appendix

# Our Project Management Team



## Project Director

### Miles Bulloch

Miles is one of the directors at Propertunities. He has been involved in property since 2006 and has held a number of positions in both residential and commercial property firms in sales, lettings and as a commercial surveyor.



## Project Manager

### Peter Ngo

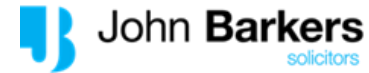
Peter has a passion for property and has been buying and refurbishing his own portfolio of properties across the UK since 2014. Peter has had a significant impact in process and service management within one of the UK's largest organisations.



## Financial Controller

### Alexander Archon

Alexander is a Chartered Global Management Accountant and the Financial Controller at Propertunities. He has held a number of senior positions within businesses and has been involved in a number of acquisitions.



## Legal

John Barkers Solicitors have been established in the Lincolnshire area since 1884 and are one of the oldest established firms in the region. Its area of expertise is commercial property conveyancing.

# How we work with you

Our process is simple:

- We identify properties with a good potential return that meet our minimum return levels.
- All our deals are financially stress tested to reflect the worst case scenario.
- The investment opportunity is presented to select sophisticated investors whose investment goals fit the deal profile.
- Once the total funds required have been raised, we take the deal through to completion.
- We agree payment terms prior to you committing to the deal.
- At the end of the investment period, your money will be reinvested into another opportunity or alternatively, you can choose to have your money returned with any remaining interest accrued.

