

An aerial night view of London, featuring the Shard on the left, the Tower Bridge in the center, and the City of London skyline on the right. The word "Propertunities" is written in white, bold, sans-serif font, centered over a large, light blue arrow graphic that points upwards and to the right.

Propertunities

WWW.PROPERTUNITIES.CO

V0.2

Who we are and what we do

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

We strive to build a relationship and help anyone who is time poor or has no property experience, but would like to explore ways to create true passive income through property.

Through our years of experience, we have a track record of providing high returns on investor's capital and have also guided beginners on their journey to become more experienced property investors.

If you would like to know how this could work for you, please contact a member of the team or email group@propertunities.co



Investment Opportunity

We are seeking:

£33k for 5 years

This will enable the purchase of the property and minor works.
This includes 25% deposit, stamp duty, solicitor fees, mortgage fees.

Investment	Interest Rate	Duration
£33k	From 6% pa - Dependent on Loan Amount and Loan Duration. Please contact us to discuss.	5 years

Propertunities will be actively 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.

* No early redemption penalty

Project Summary



Current

C3
Dwelling house

3
Bedrooms

2
Floors

Proposed

C3
Mini-HMO

4
Bedrooms

2
Floors

An exceptional three-bedroom, 2-storey, terrace property. The vendor, an interior designer, has refurbished and furnished his home to an outstanding quality and standard. An additional bedroom will be added to meet the demands of the market.

The Existing Condition



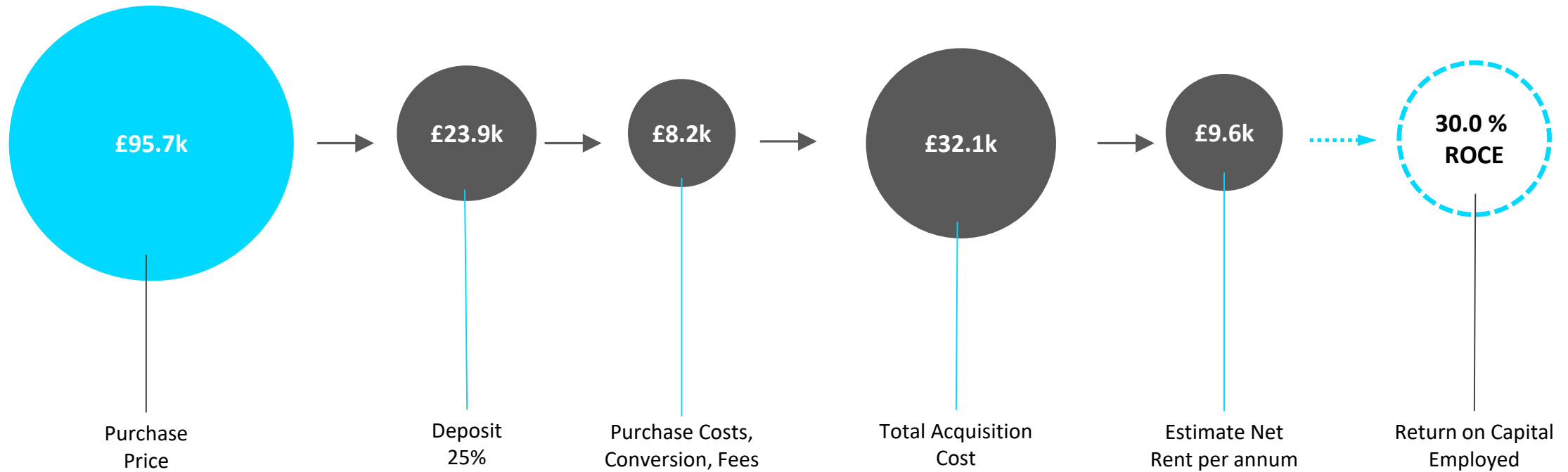
The Existing Condition and Works



The only works required will be to add a partition wall and door to the lounge room to create a bedroom.



Project Summary - Purchase, Convert & Let



The Exit Strategy – Purchase, Convert & Let

Item	Amount	Comments
Purchase Price	£95.7k	Agreed Purchase Price
Purchase Costs + Conversion + Fees	£8.2k	Surveyor, Legal, Stamp Duty, Mortgage Fees, *Conversion
Deposit	£23.9k	75% LTV
Acquisition Cost	£32.1k	25% Deposit, Purchase Costs, Conversion, Fees, Furniture
Gross Rent p.a.	£19.4k	4-bedroom HMO @ 85% Occupancy
Net Rent p.a.	£9.6k	After Mortgage (5% Interest Only), Management Fee (12%), Monthly Operating Expenses (20%), 85% Occupancy
Net Rent pcm	£802	
ROCE	30%	Return on Capital Employed
Gross Yield	20.3%	Gross Annual Rent as a proportion of Capital Value @ 85% Occupancy

The Investment Proposal

Your Investment

Classed as an angel investment / fixed interest loan agreement

Tangible Asset Value

Your investment contributes towards the purchase of the property, so there will always be the original bricks and mortar value of the property to keep your investment secure.

Repayment

You will receive interest at an agreed period and receive your original sum invested at the end of the contract agreement.

Security

Security via a contract with Propertunities. A second charge or RX1 restriction may be possible but will depend on the lender's terms.

Investment	Interest Rate	Duration
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Appendix

Our Project Management Team



Managing Director

Ky Le Vuong

Ky Le is one of the directors of Propertunities. She has been investing for 6 years and has built a significant buy-to-let portfolio as well as setting up an Estate & Lettings Agency based in Scotland. Ky Le trained with Legacy Education Alliance and is part of the training crew helping others to reach their potential in Property Investment.



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.



Lettings Agent

Description about Larimar Property / Bev

With over 5 years of lettings management experience, managing approximately 500 HMO & short term accommodation rooms, and having an established relationship with local large companies, our letting team of choice is ideal for the management of this property.

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.



Our Journey with You

Phase 1: Opportunities

- 1st meeting – Explain how we work and understand your requirements – capital, return, goals (short term and long term)
- Follow up meeting(s)
- Share and present potential investment opportunities that match your criteria

Phase 2: Contracts

- Issue draft contract for review
- You provide information required to finalise contract: address, bank account detail, email and phone number

Phase 3: Invest

- Contract sent for final review and electronic signatures
- You transfer funds and sends FCA regulatory documents
- We confirm receipt of payment

Phase 4: Updates

- We provide regular updates and offer you support on how you can achieve your goals

Phase 5: Project or contract completion

- At least 2 weeks prior to give the end of the project/contract, we contact you to discuss options to either:
Pay your interest and extend your capital investment, or pay your interest and repay your capital
- We thank you for working closely with us and once again, utilising our skills and network, offer you support on achieving your goals

Please get in touch to discuss the next steps



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Peter Ngo

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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.