

Case Studies – How We Can Help

Private Off Market Portfolio Purchase

Glasgow & Surrounding Area

Budget £500,000

We were approached by a new client based abroad. He was looking to Invest in the Glasgow Property Market due to the relatively low risk and high yields. With his finance and legal team in place we just needed to locate the properties.

Project

Budget £500,000 with an average of 83K per property

Style of property – Cottage Flats

Yield across portfolio 7% (Minimum)

Number of Properties 6 (minimum) to avoid Additional Dwelling Supplement (ADS) charge of 4% of the total cost (£20,000)

So what did we do?

Using our extensive list of resources and contacts we got to work on this to make sure we got all the boxes ticked for the client and a deal over the line quickly.

After 2 weeks of networking our resources we located a portfolio of 6 properties for our client

- Total Purchase Price £482,000
- Gross Yield 7.4%
- £18,000 under client budget
- £12,000 below home report value
- Additional Dwelling Supplement Saving of £19,280

This was a win, win, for our client as each of the properties already had sitting tenants earning our client instant income from the day of settlement

The client was so impressed with what we had sourced on his behalf, given it was under budget, under market value and above yield %, he decided to use the remaining budget to add a 7th property to the portfolio as long as this property was no more than £80,000. After a few phone calls to the current seller's agent we managed to source an additional 7th property.



Delivered Outcome

An excellent purchase which gave the client the best of both worlds, capital appreciation and a healthy yield with both increasing as time goes on

- Total cost of Portfolio £557k **revalued to £630K in 12 months**
- Total yield of portfolio 7.6% with potential to increase to 10%
- On budget
- £17,000 below home report value
- Additional Dwelling Supplement Saving £22,280