

/CASE STUDY

A HAND-HOLD SINGLE LET IN NOTTINGHAMSHIRE



ForTheLandlords.com
Build Your Empire

Contents

3	Who are ForTheLandLords.com?
4	Project Brief
4	Why This Is The Right Property
5	Before Pictures
6	Summary of Work
7	Project Timeline
8	After Pictures
9	The Numbers
10	Client Feedback
11	Like It? Want To Do It?

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.

“

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 the 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.

Proud Landlords. Happy Renters. Better Communities.

Project Brief

Our client was looking for his first investment property within the Nottinghamshire area. Our client already had a small mixed portfolio of HMOs and Single Lets further down south and wanted to add more, high yielding, Single Lets to his portfolio. The property had to be close to a local school and amenities to be perfect for a family with young children. Our client bought the property with the benefit of the ForTheLandlords.com Hand-Hold service.

Why This Is The Right Property

Our professional team consistently assess a wide variety of properties exclusively available to us before they are offered to the general market. Our Client bought this property directly from one of our tried and trusted agents.

45 Little John Drive, Nottinghamshire

This end terraced 3-bedroom house in need of complete refurbishment in Nottinghamshire.

This house is situated in a very popular location and has off road parking. It is perfect for a family with young children as there is easy access to major road networks and is also close by to a local school and amenities.



Key Points



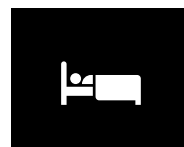
Nearest Rail Station: 0.9 Miles



Good Local Amenities



Full Refurbishment Required



3 Bedrooms

Before Pictures

A run-down property can be off putting to other potential buyers, but to an experienced property developer this presents a great opportunity to buy value and add value.

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

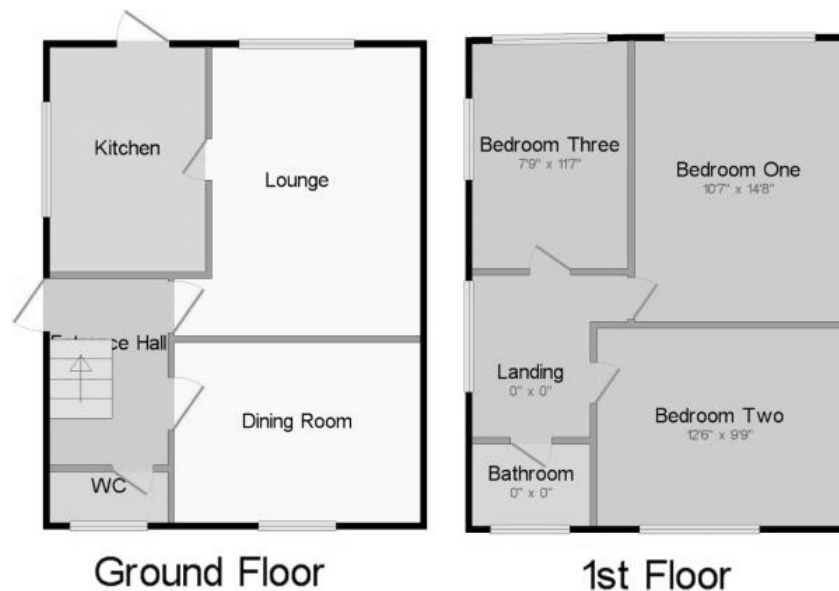


Summary of Work

In order to convert this run-down house into a Decent and Safe home suitable for renting, the following key works were identified as listed below.




- Double glazed windows changed to UPVC Double Glazed
- New Kitchen fitted after room refurbishment.
- Two reception rooms renovated.
- New Bathroom fitted after room refurbishment.
- Three Bedrooms renovated with minor joinery repairs.
- Fully decorated throughout
- New Flooring throughout
- Asbestos garage to be removed and garden tidy.
- Electrical upgrade throughout the house and certificate issued.
- Plumbing and heating checked, serviced and gas certificate issued.

Floor Plans



Project Timeline

Week	1-4	5	6	7	8	9	10-11	12-14
Purchase/Paperwork	Phase 1							
Renovations		Phase 2	Phase 2	Phase 3	Phase 3	Phase 3	Phase 4	
Acquire Tenents								Phase 5

 <p>Purchase/Paperwork</p>	Phase 1 - Summary
	Identify 3 bed property, with ability to dd value
	Sale agreed, contracts drawn up
	Exchange of contracts, collect keys
 <p>Renovations</p>	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
 <p>Acquire Tenants</p>	Phase 4 - Summary
	Carpets laid throughout
	Final snagging completed
	Phase 5 - Summary
Property marketed	
Tennent found	
Tenancy agreements signed Inventory created and all paperwork prepared	
Tenancy agreements and all relevant paperwork signed	

After Pictures

Seeing the transformation is always one of the highlights of the process. The high-end finish specified for this single let really sets it apart in the local rental market and it easily achieved it's predicted rental estimate.



The Numbers

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

The property rented quickly, just over 1 week, and for the expected amount.

The post-works valuation also came out as expected, allowing our client to re-finance and pull a large chunk of the capital back of the property.

Key Figures	Budget	Actual
Purchase Price	-	£68,000
Renovation	£16,914	£16,914
Contingency	£3000	£1993.20
Total Renovation (inc Contingency)	£19,914	£18,907.20
Rent	£525-£575	£550
Developed value	£95,000-£105,000	£100,000

Client Feedback



Clive Pickering

“

Does what it says on the tin.

House purchased at BMV - Renovated exactly in line with agreed budget - rented in under 2 weeks - refinanced leaving a small sum in the deal.

There are no smoke and mirrors or get rich quick with FTLL - its solid, sensible transactions executed to time and budget

5 Star Rating



Like It? Want to do it?

If you have read this far then we hope that you feel inspired by this case study and are 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-day** with us to find out exactly how we can work together.

www.ForTheLandlords.com/Discovery-Day



Are you Going to Try to Sell Me Something?

We Find, Fix and Manage portfolios for ourselves and our clients. We offer 3 products; Rental-Revolution, Hand-Hold and Academy.

We'd love it if you wanted to join us and this day will be your opportunity, but we're not hard sell and we're not going to sell you any books, webinars, or VIP coaching programs after the day.

We realise that a day is a large commitment, so not only do we share our battle-tested systems for creating equity in a property deal, we show you the systems we use to buy, refurbish and rent out properties.

We give you answers.

How Long Will I Be There?

The day starts promptly at 9.30am, you'll need to be there at this time to avoid missing anything important. We usually finish by 2.30pm or 5.00pm [You'll know if 2.30 or 5.00 after we have chatted].

- The day consists of our 'Inspiration' presentation followed by a Q&A Session and lunch. Usually finished by 2.00pm
- There are limited 1:1 appointments for Hand-Hold and Rental-Revolution after lunch, 2.00-5.00pm

How Do I Book?

Booking is easy, just go online to our website and visit <https://www.forthelandlords.com/discovery-day/> - scroll down and fill in the form. Numbers are limited, you have to book and there is a cost, but the day is a non-profit. Find more out [here](#). how we support several charities through the B1G1 organisation. The charge for the day is £20. The £20 is refundable against any /Academy course or Hand-Hold.