

hand-hold/casestudy

A SINGLE LET IN NOTTINGHAM



ForTheLandlords.com
Build Your Empire

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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.

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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 that 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.

Project Brief

Our client was looking to expand his existing portfolio through ForTheLandlords.com within the Nottinghamshire area. This was our client's first project with us and after re-financing has quickly moved onto his second.

Why This Is The Right Property

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

9 Haddon Street, Sherwood, Nottingham

This mid terraced 2-bedroom house close to Nottingham city centre was in need of a full renovation refurbishment

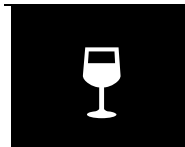
This house is situated in a very popular location and has off road parking. Perfect for young couple or small there is easy access to the city centre and is also close to local schools and Sherwood high street.



Key Points



Nearest Rail Station: 0.9 Miles



Good Local Amenities



Full Refurbishment Required



3 Bedrooms

Before Pictures

We have a standard format and plan to quickly and cost effectively turn this kind of job around.

A run-down property can be off putting to other potential buyers, as the property is not ready to live in and is not in a mortgageable condition. To an experienced property developer this presents a great opportunity to buy value and add value, creating equity by developing to rent.

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

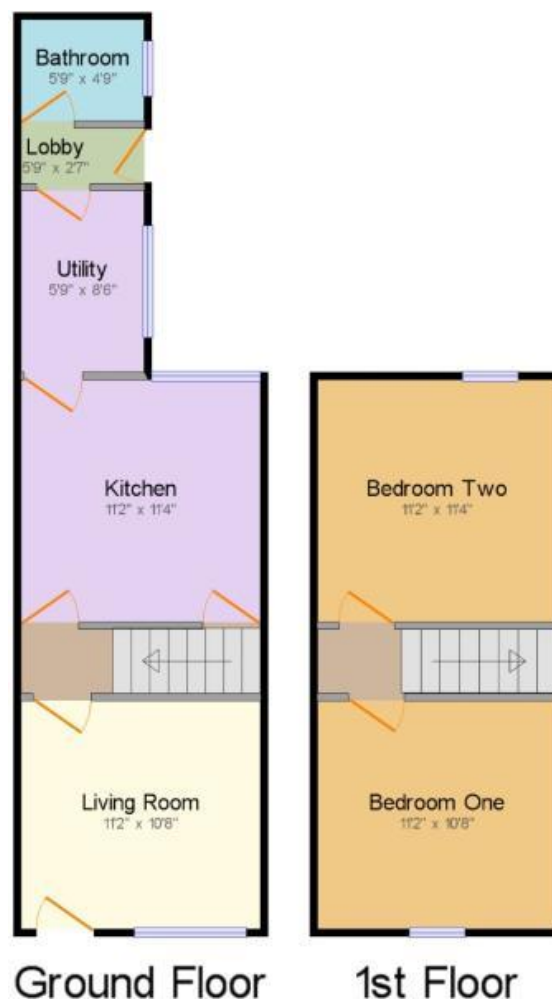


Summary of Work

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




- New Kitchen fitted after levelling of floor and re-screeding.
- New Bathroom.
- Re-plaster all walls and ceiling, and fully decorated throughout entire property.
- New fire escape window in Bedroom 1
- New Flooring throughout
- All grounds cleared and cut back
- Electrical upgrade throughout the house and certificate issued.
- Plumbing and heating checked, serviced and gas certificate

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 Tenants								Phase 5

 <p>Purchase/Paperwork</p>	Phase 1 - Summary
	Identify 2 bed property, must be 20% under market 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 followed by re-plastering throughout
	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
Tenant 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 overachieved 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 re-valuation price also came out higher than expected therefore allowing our client to pull a large chunk of the capital back of the property.

Key Figures	Budget	Achieved
Purchase Price	N/A	£90,000 Purchase Date: 31 st January 2019
Renovation	£	£13,940
Contingency	£3000	£2479
Total Renovation (inc Contingency)	£16,940	£16,419
Rent	£525-£575	£595
Developed value	£130,000-£140,000	£145,000 Refinance Date: 5 th July 2019

Client Feedback

Jeremy Curtis

"I have been a landlord with ForTheLandlords since July 2019 when the property renovation was completed. The overall experience with them has been excellent. I would recommend the service to family and friends of mine as long as the numbers continue to stack up as they provide a 5-star service."

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 here in Nottingham to find out exactly how we can work together.



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. The charge for the day is £20. The £20 is refundable against any /Academy course or Hand-Hold.