

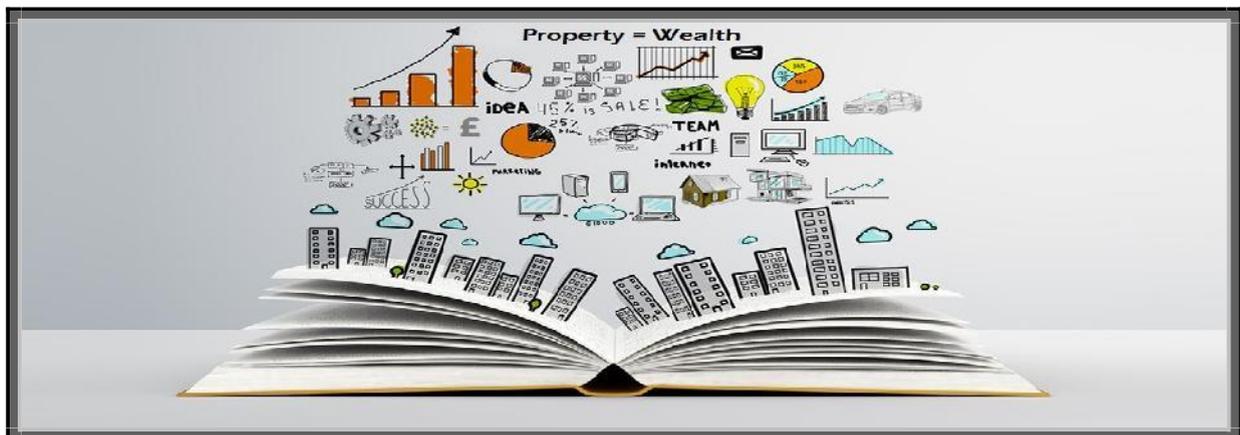
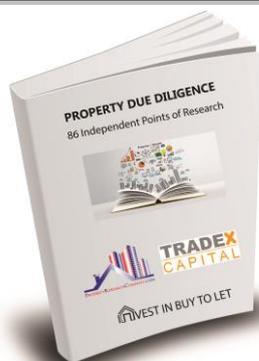
INVEST IN BUY TO LET

HOW TO FIND THE BEST UK INVESTMENT PROPERTIES

We wanted to show you what to look out for when researching properties, so we thought we'd take you through some of the due diligence that we do before securing properties for our investors.

We do 86 points of independent research on every opportunity, verified by **Property Research Company and Tradex Capital**...from the nearest school to the nearest motorway. However, to highlight some of the points, we have compiled the following check-list for you.

DON'T invest in property without reading this first!



10 POINTS YOU SHOULD ALWAYS COVER

You must ascertain all the benefits as well as all the risks of investing in a specific property. Below are a few pointers (and remember, you are always trying to establish key fundamentals for your property and how these key fundamentals will affect your investment):

- 1) The historical sold and marketed prices on the road (what is the trend?)
- 2) How long do the properties in that postcode stay on the market for before they are sold? (what is the demand?)
- 3) Contact every agent in the area to ensure you can form a well-rounded opinion on value.
- 4) Have any developers invested in the area? (they may have bought land to build on / they may have bought a tired building to modernise). You are looking for signs of immediate regeneration
- 5) The employment demographic in the area (which industries are providing the most employment? / are any other large companies earmarked for setting up employment in the area?)
- 6) How are the surrounding towns and postcodes performing? (will there be a ripple effect?)
- 7) Foreign buying interest in the area (this has been a factor in pushing prices up in the past)
- 8) Commuter links (how far is the rail, DLR, tube, bus, motorway? Are there plans for new transport stations? Any updates due to existing stations?)
- 9) Ratio of owner occupiers to investors in the postcode (owner occupiers tend to push prices up as they will pay more for a home they have their heart set on)
- 10) Schools, colleges & universities in area (will the area attract a premium as a result?)

The real opportunities are found by identifying properties where there is scope for rapid growth as well as strong rental demand. As long as you can service your mortgage debt through your rental income and invest in a property that is more likely to go up in value compared to others, you are heading in the right direction.

[Invest In Buy To Let](#) diligently explore property investment opportunities before securing them. From finding a property, negotiating the best deal, progressing the transaction, tenanting the property and managing the property thereafter, [Invest In Buy To Let](#) offer solutions all under one roof for buy to let investors.

With every one of our properties, we provide:

- 86 POINTS OF INDEPENDENT RESEARCH
- 2 YEAR CONSERVATIVE CASHFLOW FORECAST
- 5 PROPERTY GUARANTEES (including Rent Guarantee, Capital Appreciation Guarantee and Exit Guarantee)

Our education is free and we are industry specialists for anyone considering property investment. We not only teach individuals how to become successful property investors, we also formulate tailored plans for our investors and guide them the whole way through the actual journey.

We have helped several investors who haven't got the time, haven't got the know-how or do not have the existing relationships in place, to gain financial freedom through property investment.

Give us a call on 020 3488 0286 or visit our offices in London www.investinbuytolet.com

ABOUT US

Established in 2014, [INVEST IN BUY TO LET](#) is the UK buy to let property investment specialist that helps individuals achieve financial freedom through property investment.

We source high yielding buy-to-let properties with excellent growth potential, find tenants for them and manage the properties thereafter.

We are BUYER'S AGENTS. We are focused on securing the best price for the buyer rather than the best price for the seller. We help vendors accelerate sales on their sites by securing in bulk and connecting these vendors to serious investment buyers ready to purchase at a discount within 28 days.

We help our investment buyers build successful property portfolios so that they can immediately generate passive monthly income and in due course gain financial security by following our step-by-step property plan.

What's our background?

The [INVEST IN BUY TO LET](#) team members have years of experience building property portfolios, working for new-build residential property developers and working at director levels in many property investment firms. They also own and manage their own property portfolios.

What's our specialism?

- 🏠 We're entirely focused on the UK buy to let property investment market
- 🏠 We're property investment specialists for buy to lets in England. We identify areas that are likely to become known as property hotspots and we have great contacts that have been built up over the last 10 years
- 🏠 We understand what motivates investors; not only price but also location, rent potential, return on investment, yield and the ability to generate immediate cashflow



Who's on the [INVEST IN BUY TO LET](#) team?



SHANE HINDOCHA

Founder and CEO

[Invest In Buy To Let](#) was founded in early 2014 by Shane, who has led as Chairman and CEO ever since. He has agreed and signed off over a staggering half a billion pounds worth of properties, secured over 1,500 units for investors and has worked closely with most of the national UK house builders as well as banks and smaller private vendors.

Shane studied in London, qualified with a LLB honours degree in Law and went on to complete the Legal Practice Course with Distinction. He gained invaluable experience in a solicitor's firm before turning his hand to property investment, a decision he has not looked back on.

Over the last 10 years, Shane has secured the prestigious positions of Head of Acquisitions, Group Strategic Director and Managing Director in investment companies based in London including the exclusive location of Mayfair.

[Invest In Buy To Let](#) now paves the way for a multitude of investors to achieve financial freedom through property investment.

"Invest in the present for a better future"



SELVAN SAHA

Co-Owner and Co-CEO

Selvan joined [Invest In Buy To Let](#) in late 2014 and is Co-Owner and Co-CEO. He has been investing in property for more than 20 years and has a personal multi-million pounds portfolio spread over America, UK, the Middle East and Far East.

A long term investor by strategy, Selvan favours buying properties below market value and refinancing them, often to release equity and reinvest the proceeds.

Having never sold a property from his portfolio, most of Selvan's properties are in South London but more recently he has started to buy in the growth areas in the North of England.

Educated in the UAE, Australia and the UK, Selvan successfully completed the Advanced Management Programme at Cambridge University.

Selvan trained as a Management Consultant at IBM in the late 90s and as a Stockbroker in the 2000s. Currently Selvan owns businesses in the property and finance industries.

Selvan is a family man with a wife and young son. A keen traveller, Selvan travels extensively for work and pleasure, has visited over 60 countries and is looking forward to seeing more.

"Anything is easy once you have experts with you"

INVEST IN BUY TO LET



www.investinbuytolet.com

[TAKE THE TEST](#) - it takes 20 seconds... 4 simple questions will show you how close you are to retirement

[SEE US PRESENTING WITH METRO BANK IN LONDON](#) - see our directors Shane and Selvan presenting with Metro Bank in London

[RADIO INTERVIEW](#) - listen to this short radio interview of our directors Shane and Selvan

[INVEST IN BUY TO LET - BROCHURE](#) – all our services in one brochure

[PROPERTY CASE STUDY](#) - see how a few of our investors made 35% on their money within 6 months