



# **No Loss** Properties

Introduction  
to the Concept

The **smarter way** to buy property





## The No Loss Properties Concept

The No Loss Properties Plan targets **attractive returns** from property investment.

Our **experienced team** locate and negotiate the purchase of suitable freehold properties for clients, then organise refurbishments intended to improve the capital value or return on investment. The property always belongs to you and we only get paid from the sale proceeds after you have received the return of your initial capital invested in the property or have decided to rent out the property.

This plan is designed for investors who may not wish to spend large amounts on individual properties but are looking for above average returns. The Downside Protection and project management make it especially suitable for consideration by both relatively inexperienced investors and those from overseas. Investors can use this plan again and again and be confident in the knowledge that they have a highly experienced team at their side.



- *The property belongs entirely to you*
- *Cash-backed Downside Protection*
- *Minimum rental returns assured*
- *Loan finance possible*





# How we find properties



No Loss Properties operates nationwide

We only buy **freehold houses** (not apartments) usually in the £60,000 – £120,000 price range. These will be properties that can benefit from refurbishment and small works but we will not purchase properties with major structural problems. Properties are available in various locations across the UK and our team includes experienced estate agents able to identify suitable property.

It is in our mutual interests that we negotiate the best possible purchase price. For added reassurance we will get a local valuer to provide their opinion on value.



A property found for less than £100,000



## Required investment



Your investment will cover purchase of the property as well as the refurbishment works to be completed, with the property intended to be sold or rented within a 6-month time frame. If desired, we can help you apply for a financial loan to cover the cost of the works.

Refurbishment costs will vary for each property and are likely to include kitchen/ bathroom refurbishment, electrical works and redecorating.

It may be possible for you to be a shareholder in an SPV (Special-Purpose Vehicle), allowing shared investment risk with one or more partners. An SPV will be limited to a maximum of four people.

*Investors can use this plan again and again...*





## Selling your property

**We will sell your property** following completion of the refurbishment works unless you decide to rent.

The plan offers investors a **Cash-backed Downside Protection** for 20% of the property's initial basic purchase price until the property has been sold and you have recouped that initial purchase price plus the cost of the refurbishments.

Unless you waive the Downside Protection, we will receive 10% of the net profit from the sale after all costs and expenses. This also means we will be incentivised to achieve the best sale price.



***We use professional agents that will achieve the best selling price.***







# Renting your property

*You will be assured a minimum 6% gross yield per annum for 3 years...*



If rather than selling, you decide to rent your property, we will arrange for a letting and management agent to look after your property and offer you a **Rent Guarantee** in place of the Downside Protection.

The property will be valued after the refurbishment and you will be assured a minimum 6% gross yield per annum for 3 years from your appointed Letting Agent.



Find out more



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