Grant Property
INVESTMENT

Award Winning Investment and Management

Private clients

About Grant Property ...

Founded in 1997 – 15 years experience

Helped clients in 30 countries invest over 2,000 times

12 UK locations covered by 75 people

Unique range of services

Multi Award winning - Professional services company of the year
Entrepreneur Of The Year, Bright Young Business.

Clients have helped us grow – by telling their friends

Investment made easy ...

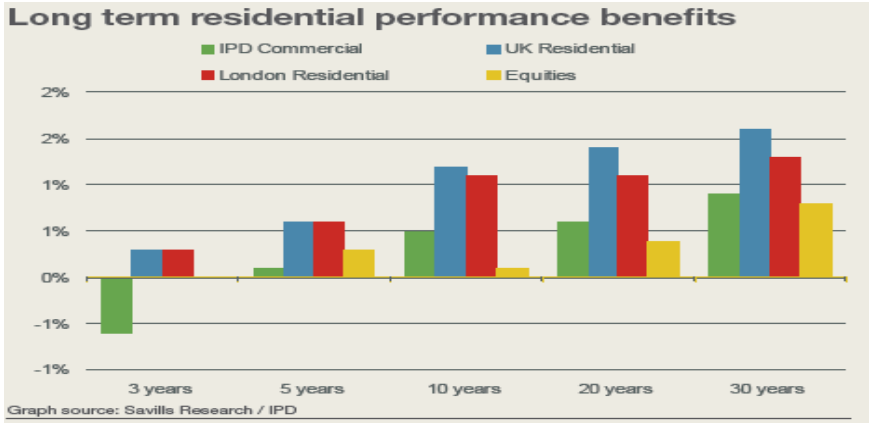
- The market
- Do’s and don’ts

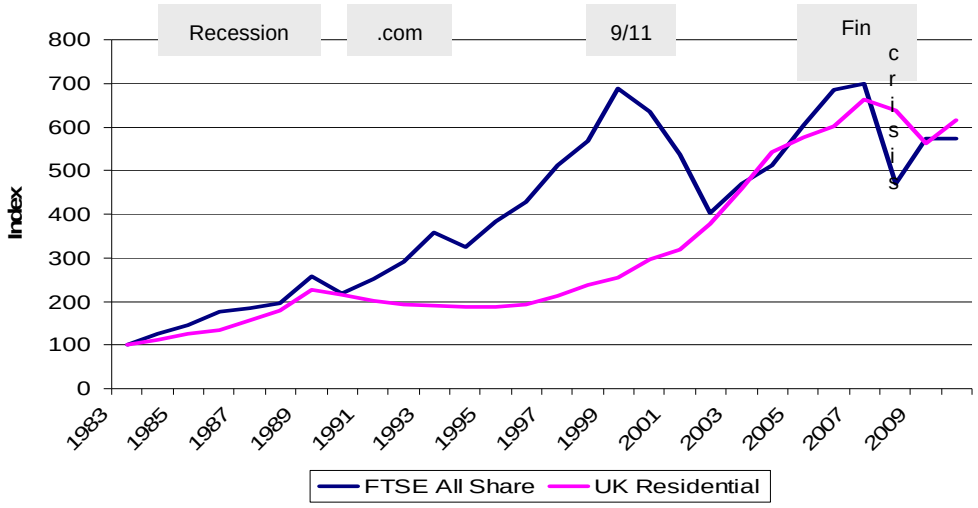
What's good about residential property...

1. Residential property has outperformed commercial and stocks and pensions over ***any*** period.

2. House prices have risen by 7% pa over 40 years (28% return pa when geared)

3. House prices have low volatility compared to shares.





Long term ave returns of 28% pa. Very low volatility.

The market

House Prices

- Long term growth of 7% pa (40 years)
- 10% below 2007 peak
- Stable since 2010 ... forecast to remain stable (Halifax)
- Prices expected to rise by 15% supply shortage
- Buyers market ... great time to buy

Facts: Growing population and supply shortage

The market

Rental

- Very strong market
- High occupancy - 100% in prime areas
- Rents are rising
- Student demand is exceptionally high

Facts: Growing population and supply shortage

Market growth

FT

12th April 2013
Housing shortage pushes up asking prices

Cebr

5th April 2013
House Prices To Rise By 20Pc In Five Years

ERNST & YOUNG
Quality In Everything We Do

15th April 2013
House prices to return to pre-crash levels

MoneyMarketing

17th April 2013
Positive outlook for house prices over next 12 months

HALIFAX

5th April 2013
UK House prices increase for second month

Headlines and stats show market growth

Five things to get right as an investor ...

Location. Buying in the right location is key.

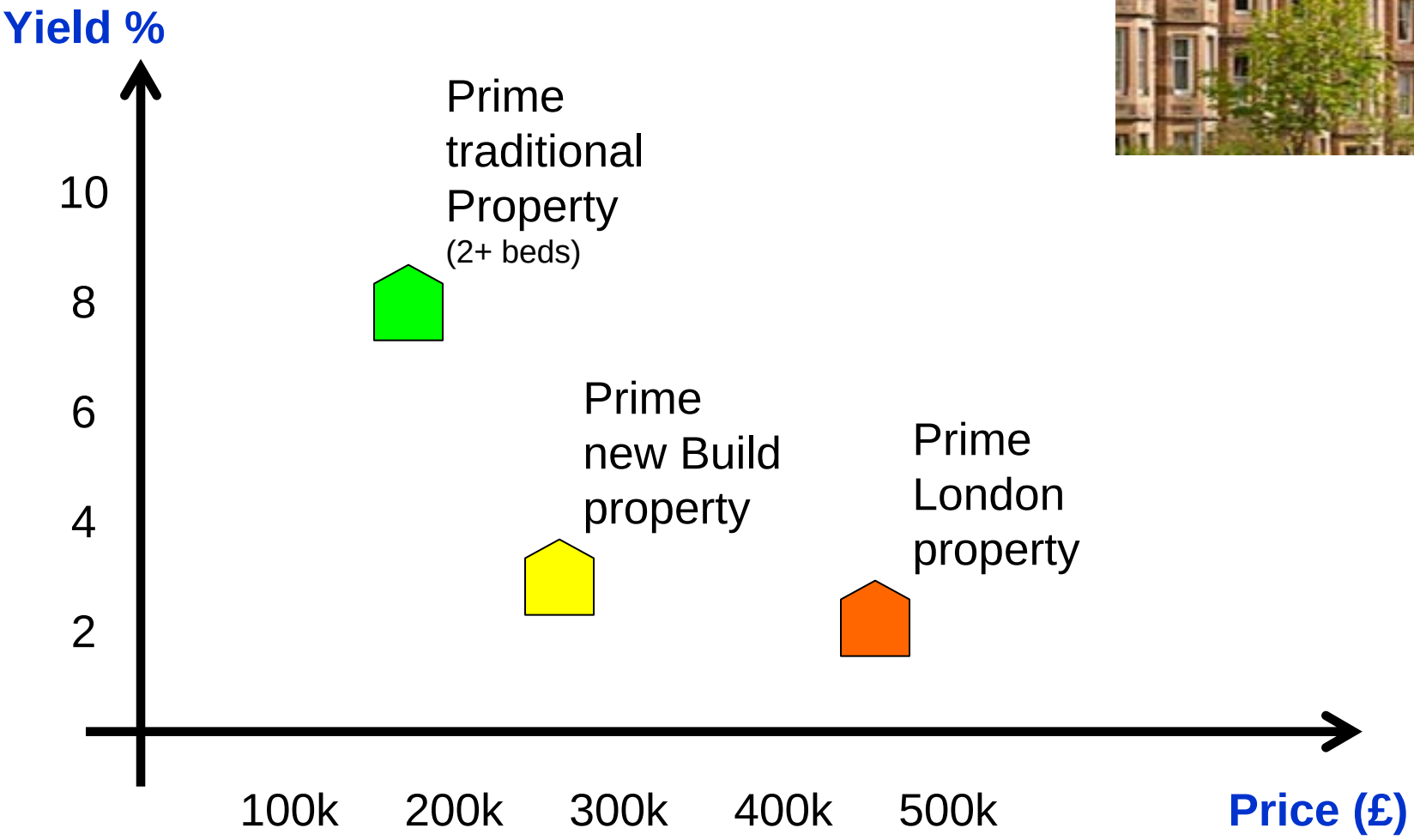
Traditional property outperforms new build

Rent-ability. Look for strong rent ***and*** high occupancy

Price. Buy well, without compromising on the above.

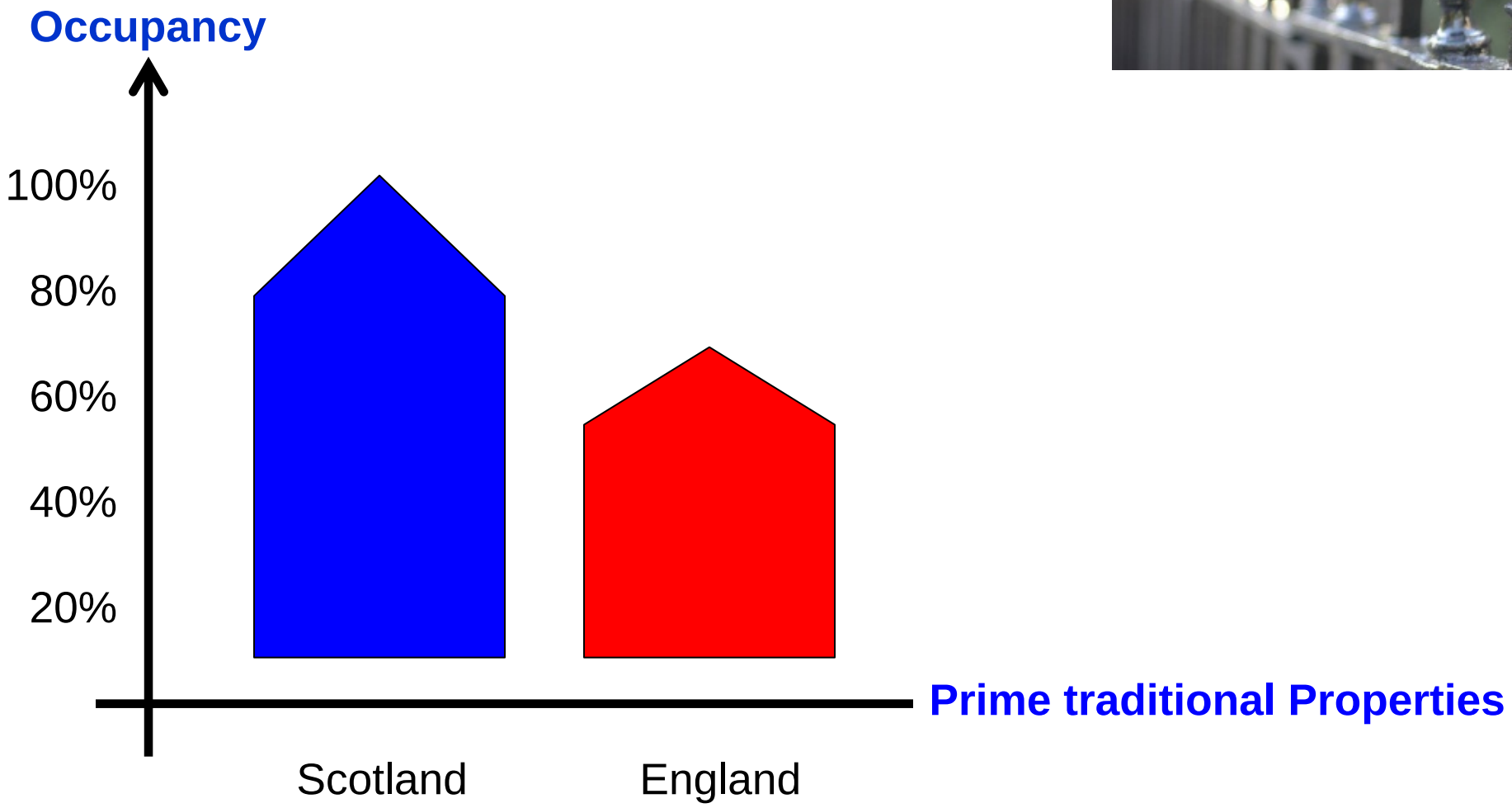
Experience. Our know how will save you time and money.

Why traditional is best



Traditional property outperforms new build

Scottish occupancy is very high



Occupancy in Scotland is higher than in England

Our one stop solution...

Buy We source properties on and off market

Renovate Fixed price renovations in 8 weeks

Furnish High quality, durable furniture direct from factory

Rent Award winning property management

Case study...

2 Summerhall Sq, Edinburgh

Purchase Price: **£190,000**
Renovation Costs: **£32,475**

	Before	After	Diff.
Value	£215k	£250k	+ £35K
Rent pcm	£788	£1,400	+ £612
Yield	4.4%	7.6%	+ 72%

Our solution helps increase both yields and occupancy

Locations in Scotland

We cover 12 UK cities

Scottish capital, World Heritage city

Pop	**485,000**		
Prices	**£200 - £300k**		
Students	**58,160**	Ave yield	**7%**

City of Discovery; £1bn regeneration

Pop	**152,320**		
Prices	**£100 - £250k**		
Students	**20,470**	Ave yield	**7.5%**

Scotland's ancient capital

Prices	**£100 - £250k**		
Pop	**29,370**		
Students	**10,870**	Ave yield	**8%**

Scotland's largest city

Pop	**603,318**		
Prices	**£200 - £300k**		
Students	**66,365**	Ave yield	**7%**

Europe's oil capital

Coming soon

... Helping you to invest in prime rental areas

Furnishing ...

Watch

Before & After

Marchmont, Edinburgh

2013 spec.

Improved quality, lower cost direct from the factory

Summary

- ✓ **The rental market is very strong**
- ✓ **Market is now marching forward**
- ✓ **Focus on Traditional property in a good area**

Invest through our award winning bespoke service

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FAQ’s

Yield	We exceed the average of 5% and target a minimum of 7%.
Tax	We can help you find a good tax accountant to maximise returns.
How long to renovate	8 weeks max.
Furnishing costs	Allow £7-10k on furniture.
How fast will it rent	70% of properties are pre let.
What’s HMO	Safety for properties rented to 3+ people. Benefits Investors and tenants.
Finance	approx 70% on end value (purchase plus renovations).
Fees	Nothing up front. 1.5% + vat when successful. 15% + VAT of monthly rental income paid on the 15th each month.
How can you help	Please refer us to others

INVESTORS IN PEOPLE

Have it all done in one place. Save time. Save money