

Agency information

The real estate agency is located in London and the suburbs of Brighton. The management is a professional team with 10 years of experience. We offer only profitable projects and real estate!

<https://www.lingvo24.properties>

The investor will receive a
monthly cash flow.



BRITISH BUSINESS REAL ESTATE AGENCY LINGVO24 PROPERTY

Main offers

- Investment property with tenants already in place and generating income
- Flip deals. Purchase-refurbishment-sale.
- Rent-to-rent property deals.



WHAT ARE THE BENEFITS OF WORKING WITH US?



A wide range of UK real estate with tenants,
updated daily on

<https://www.lingvo24.properties>



Managing your property, working tenants,
paying bills, repairs, furnishing, your language support



Buying properties on the auctions and below market value



In-house legal support



Own construction team support



Setting up a company and a bank account for you for
convenient payments

Control of our business activities by the UK state regulator



Contact us



+441615540150



www.lingvo24.properties
www.partnergroupnetwork.uk



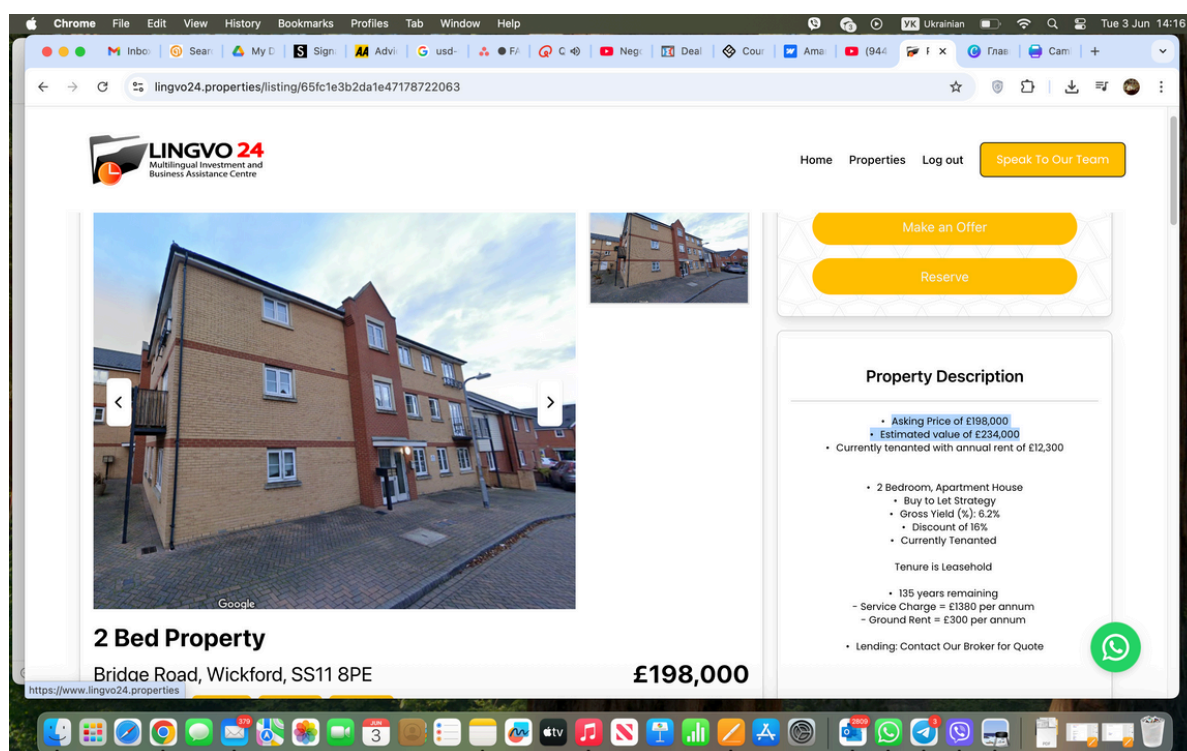
OUR PRODUCTS

Profitable property in England and Wales

Real estate generates income from day one - we create a portfolio for you.

An example is on our website www.lingvo24.properties :

- Sale price £198,000
- Property valuation £234,000
- Current rental income £12,300 per year





OUR PRODUCTS

Flip deals

We analyse, select a property at auction or off-market, renovate it, and sell it. We make a project and control it.

VIEW

Guide Price*:

£295,000

VIEW

Guide Price*:

£180,000

VIEW

Guide Price*:

£220,000



14 Sandhurst House, Icknield Street,
Kings Norton, Birmingham, West...

VIEW

Guide Price*:

£45,000



13 Thoresby Court, Nottingham,
Nottinghamshire, NG3 5EH

VIEW

Guide Price*:

£80,000



19 Whittier Road, Nottingham,
Nottinghamshire, NG2 4AT

VIEW

Guide Price*:

£90,000





OUR PRODUCTS

Property Rent-to-Rent contracts

**Cooperation with an experienced Management Company
operating in the sublease market for over 10 years**



Information about the property

These are Cambridge
apartments located 20
minutes
walk from the city centre. The
property has a corporate
tenant who works in the
student /university sector.

The investor will receive a
monthly cash flow from the
first day.



RENT-TO-RENT CONTRACTS IN CAMBRIDGE

Highlights of the deal

- Invest £18,000
- 3-year term
- Monthly income £850
- 3-year Amount £30,600
- Net profit £12,100
- **65.40% ROI**



ico.
Investment Commission of the UK

**The Property
Ombudsman**

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WHAT ARE YOU INVESTING IN?



Rent-to rent agreement



2 bedroom flat



1 bathroom

DESCRIPTION

- Rent-to-rent Agreement
- 3-year term
- Property is already tenanted
- New investor will **start receiving income from day 1**
- Payment from corporate tenant is £2,500 per month
- Management fee = £150 per month
- Expenses = £1,500 per month
- **Monthly income for investor from day 1 is 850 £ net**
- **Possibility to purchase multiple contracts (several apartments)**

$$\begin{array}{ccccc} \text{£850} & \times & 36 & = & \text{£30,600} \\ \text{Monthly rent} & & \text{Months} & & \text{Income in 3 years} \end{array}$$





ABOUT THE PROPERTY

These are five two-bedroom flats. Currently, these properties have a corporate tenant (rent-to-rent operator) working in the student/university sector. If the corporate tenant leaves, we have a list of long-term tenants, including corporate tenants, who need these specific houses or apartments. This means that the new investor will be able to operate the funds from the very first day.



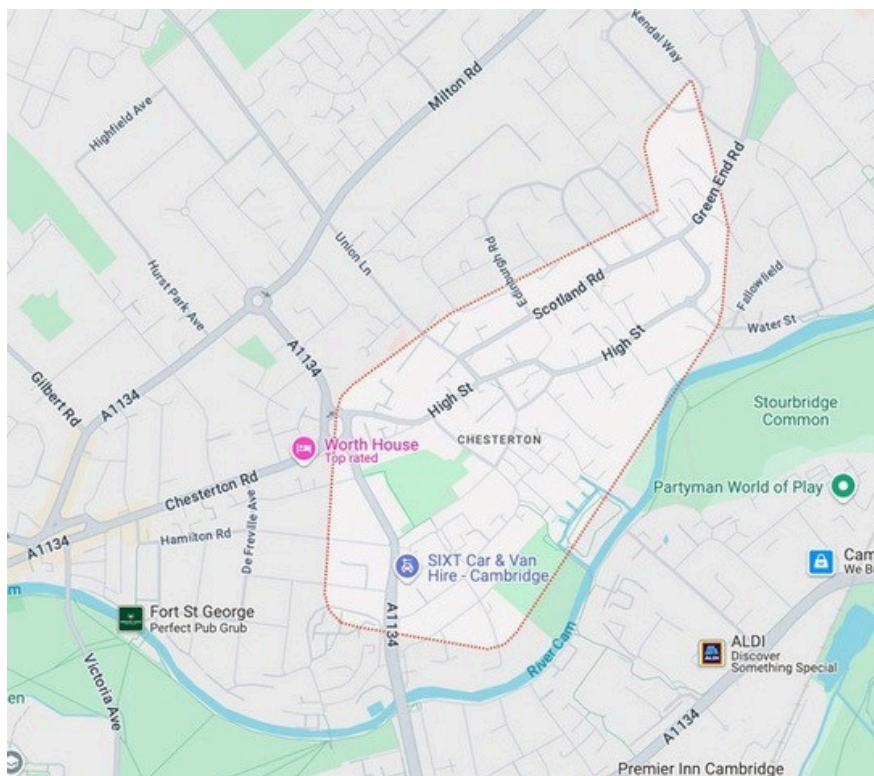
FUNDS

- Exclusive off-market agreement with a long-term tenant.
- The management company will conclude a letting deal but will give the investor the advantage of a 3-year contract.
- Complete preparation for retail letting: interior design, kitchen and cleaning organisation, staging, and photography. Note: apartments do not include ownership of furniture.
- Corporate Tenant Full management service at a fixed fee of £150 per month for this current corporate tenant.





LOCATION



CALL US NOW:

+ 441615540150 (leave a message and we will call you back)





INFORMATION FROM THE OWNER AND INVESTOR

Ladies and gentlemen, my name is Denys Yuzhakov; I am an entrepreneur and property investor. I am the owner of Lingvo24 Business Assistance Centre in Estonia and Azovhorizon LTD, a property investment and consulting agency operating under the FAST PROPERTY CONSULTANTS franchise in the UK.

Today, I am offering you a project in which I am participating myself. I have personally acquired several profitable deals and am sharing this opportunity with you. The British regulator, The Property Ombudsman, regulates my British company. The Ombudsman's role is to consider complaints about the duty agents have to act in accordance with The Property Ombudsman's Code of Practice and offer a full and final resolution to the dispute. If necessary, it awards financial compensation and/or orders the agent to take other action. The decision of the ombudsman does not bind consumers, but registered agents are. Here we are, and is a registered agent.

HOW CAN YOU CHECK US?

If you are interested, we will provide you with it upon request:

- Registration data of our company for verification in of the National British Companies House.
- Registration data of FAST PROPERTY CONSULTANTS and a copy of our Franchise Agreement.
- Samples of our sublet contracts in Cambridge, UK.
- Contract registration number with The Property Ombudsman, to be checked on the Ombudsman's website
- Insurance for Professional indemnity - Professional liability for doing business.

WHAT DO THESE MARKS MEAN?



This Code of Practice is binding on all members of The Property Ombudsman (TPO) who are authorised to display the TPO and Approved Code logos and who operate in the property sector in England, Wales, and Northern Ireland. Copies of this Code of Practice and the TPO Consumer Guide must be made available to consumers and prominently displayed with the logos in the windows of all their offices, on their websites, on letterhead (including emails and other digital communications), and in marketing materials.

That is, this is a regulatory body that regulates our activities in the UK property industry, and if a client is dissatisfied, they can take legal action against us (I hope this will not happen because in Britain, everyone works for reputation).

WHY THE PROPERTY OMBUDSMAN?

That is, The Property Ombudsman is an insurance company that guarantees you the integrity of our work. We cannot operate in the UK without registering and paying fees to this regulator. It protects your rights. And we work in a white paper through contracts. That is, our work is transparent.

WHAT DO THESE MARKS MEAN?



The ICO is an independent UK body established to protect the rights to information in the public interest, promote openness of public bodies and data privacy for individuals. We make decisions on eligible complaints, provide guidance to individuals and organizations and take appropriate action when the law is broken.

This means that this body controls the protection of your personal information and that we do not share it.

We also pay Professional Indemnity insurance, i.e. Professional Liability for the integrity of doing business.



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WHAT IS A SUBLET AND HOW DOES IT WORK IN ENGLAND?

Sublet is a business model where someone rents real estate from a landlord and then subleases it to other tenants, effectively acting as an “intermediary” to generate income without owning the property.

How it works:

A person or company (the “sublease operator”) enters into a lease agreement with a real estate owner.

The operator then rents the property to tenants, charging them a higher rent than they pay to the owner.

The rental operator keeps the difference as its profit, and the property owner receives a guaranteed rental income.

Benefits for the landlord:

Guaranteed rental income, regardless of whether the property is occupied by or not.

Reduced hassle of finding tenants and managing property.

Benefits for the sublet operator:

- The ability to generate income without ownership.
- Potentially higher profits compared to traditional leases.

In the UK, this business model is very popular, and many companies operate in this market because the prices allow them to have a certain margin. You can google

SHOULD WE START EARNING? CONTACT US!