



2023

Property Partnership

Introductory Guide

SHEFFIELD
South Yorkshire

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About Syntropy Property

In the ever-evolving world of property investment, we proudly embrace a powerful concept—*syntropy*.

Syntropy is the art of fostering harmony, increasing order and complexity. It's the opposite of entropy, the stagnation and disorder that can hinder growth and potential. Syntropy in Property Investment allows us to create further value through improving and developing, this is the core of our company.

We are harnessing the energy of syntropy to redefine property investment. We take on the responsibility of managing your property seamlessly, ensuring you receive a steady stream of income without the headaches of vacancies or day-to-day property management tasks and we both grow together. "Two forces in harmony growing each other".

In an ever-competitive real estate market, we invite you to explore a partnership with us that goes beyond the ordinary. Let's harmonize our goals, ensure cash flow, and witness the growth of your property investment.

GUARANTEED RENT

With our company let agreements, you'll enjoy a guaranteed rental income month after month on flexible contracts of up to 5 years. No more worrying about vacancies or unpaid rent.

REGULAR MAINTENANCE

We handle all property management tasks, from maintenance to tenant communication, ensuring your property is well-maintained and your tenants are happy. Our SA units are cleaned at a much higher rate than standard HMOs and problems noted and solved faster.

FINANCIAL GROWTH

Embracing syntropy means watching your profit margins grow steadily, without the hassles of day-to-day property management.

NO MORE VOID PERIODS

Say goodbye to vacancy periods. Our commitment to keeping your property occupied means consistent income for you.

ORGANIZATION AND MANAGEMENT



Amber Billingham
Company Director



Our Why

Property is a vehicle, but where's the journey taking us?

MISSION

At Syntropy Property, we're more than just a property management company; we're your partner in unlocking the full potential of your real estate investments. Our mission goes beyond financial gains; we are always looking to be more sustainable and providing non-toxic refurbishments and efficient, affordable developments.

Our Approach envisions a world where your property investments not only generate income but also improve existing housing stock.



3 PILLARS OF VALUE

Stability for Landlords: We ensure your income remains stable, with minor property improvements and regular maintenance that enhance overall value.

Healthy Housing: We want to refurbish homes to be non-toxic and healthy, improving the existing housing stock while prioritizing resident well-being.

Sustainable Development: We want to create efficient, sustainable, and affordable homes, increasing the existing housing stock and fostering a greener future.



Even more benefits ...

1

FLEXIBILITY IN LEASE TERMS:

Rent-to-rent agreements can offer landlords flexibility in setting lease terms. They can negotiate longer or shorter lease durations based on their preferences and financial goals.

2

REDUCED RISK OF TENANT ISSUES

Typically a bad tenant would lead to months of unpaid rent, court proceedings before you could get them out, let alone reclaim the rent. The company will handle tenants and are much quicker and easier to evict if necessary.

3

PROFESSIONAL TENANT SCREENING

We perform thorough tenant screening to ensure that responsible and reliable tenants occupy the property, reducing the risk of problematic renters.

4

MARKETING

Our SAs and HMOs are marketed to professionals, nurses, contractors, hikers and walkers in the countryside, relocators, couples, depending on the area. Rather than turning your property into a party den.



Common Misconceptions

Now you know the benefits, let's dispel some myths. Rent to Rents or Company Lets are a less common Property Investment method and are often misunderstood. Some landlords have had bad experiences due to poor management, however we are transparent with our management techniques to ensure success.

1

LOSS OF CONTROL

Some landlords believe they lose control over their property in a rent-to-rent arrangement. In reality, landlords can still maintain some level of control by specifying terms and conditions in the agreement.

2

LOWER RENTAL INCOME

Some landlords fear that rent-to-rent agreements result in lower rental income. However, their rent is guaranteed for an agreed term resulting in increased profit margins as their outgoings decrease. No letting agent fees, minor maintenance taken care of, no void periods without tenants or tenant changeovers.

3

PROPERTY DAMAGE

Landlords worry that rent-to-rent tenants may not take care of the property. Reputable rent-to-rent companies like us will prioritize property maintenance and conduct regular inspections to prevent damage.

4

UNPREDICTABLE COSTS

Landlords might think they'll face unpredictable costs with rent-to-rent arrangements. Transparent agreements can provide clarity on responsibilities and costs.

5

COMPLEX LEGALITIES

Working with legal professionals and reputable leasing parties can simplify the process. Contracts can be negotiated easily and drawn up.



Company Goals

The future is being written, these are our long term goals.



Refurbishments

Improving existing housing stock, non toxic healthy and sustainably refurbed homes.



Developments

By expanding our Capital we can soon look towards developing efficient, sustainable, non-toxic and affordable homes. Increasing housing supply is the best way to address Rent Crises.



Funding Abundance

Once our company is firmly established, our mission extends to purchasing land for food forests. Food forests are abundant ecosystems, representing a paradigm shift in agriculture. They build resilient, sustainable ecosystems that can effortlessly provide for generations.

Change Starts Within: We've adopted a mindset of personal growth, understanding that change begins from within and radiates outward. While financial freedom is great, we seek greater "whys" beyond money—values like God, Syntropy, Harmony, Abundance (Grounded in the Earth). As the phrase goes, "you cannot eat money", thus always respect the root of all abundance: Soil.

Our journey is about growing, both personally and professionally. Growth isn't infinite, given limited resources, but when it comes to improving our Earth, soil fertility is our foundation—the driving force behind Syntropy Property, and that fertility can be expanded greater than we currently can comprehend. Europe was once covered in temperate rainforest, the potential growth of value in our world is still largely untapped. This original wealth then translates directly into all other markets.

Interested? Next Steps...

Get in touch!

Let us know if you have a suitable property and we will arrange a viewing.

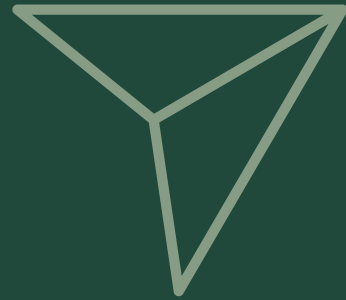
If it's suitable we can discuss terms based on our mutual benefit, look through the contract and make any adjustments with a legal professional.

Once the contracts are signed, finalized, executed then you can relax and wait for your rental income for the contract.

If there are any issues we can work with ongoing legal support in case of any disputes.



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