

# Property investment with impact

Secure Annual Returns,  
Capital Growth, Zero Management  
& Social Impact

*Make a difference with supported housing...*



**COMPLETE**  
Property

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THE BENEFITS OF SUPPORTED HOUSING	SUPPORTED HOUSING	PRIVATE LET
Guaranteed Rent By Established Housing Provider	✓	✗
Zero Repair Costs	✓	✗
Zero Arrears	✓	✗
Zero Voids	✓	✗
Zero Management Costs/ Time	✓	✗
Stable Sector	✓	✗
Potential Pension Investment	✓	✗
Benefit From Capital Growth	✓	✓



# Case study : Bungalow in N.E England

2 bedroom, Mkt Value Circa £80K





80K BUNGALOW IN DURHAM (FRI LEASE)	SUPPORTED HOUSING	PRIVATE LET
Annual Rent	£7,200	£7,200
Annual Repair Costs / Compliance ( c 7%)	0	-500
Annual Arrears (c 4%)	0	-300
Annual Management Costs (c12%)	0	-864
Insurance (est'd)	0	-360
Net Income	£7,200	£5,176
<u>Net Yield</u> (Before Finance Costs)	9%	6.5%
Potential Pension Investment (Tax Free Growth)	✓	✗

EXAMPLE PORTFOLIOS	LEASE DETAIL	LEASE PA	SALE PRICE	*NET YIELD
10 x 2 Bedroom Houses (Durham)	1 housing provider, 15 year, full FRI lease	84,000	840,000	<b>10%</b>
14 x 1 Bed Apartments (Barnsley)	1 housing provider, 25 year, full FRI leases	65,738	821,730	<b>8%</b>
8 x 1 Bed Apartments (Scarborough)	1 housing provider, Part repairing lease (non structural)	45,030	529,764	<b>8.5%</b>
11 x 1 Bed Apartments (Stockton)	1 housing provider, 25 year, full FRI lease	57,543	676,976	<b>8.5%</b>
10 x 2 Bed Flats (Darlington)	1 housing provider, 25 year, full FRI lease	48,789	609,862	<b>8%</b>

\*Net yield subject to finance costs. Insurance & structural costs where applicable to part FRI leases

# Why Work With Me?

- 25+ years experience in property investment & management
- 7+ years experience in supported housing
- 5+ years experience as a senior representative of the National Residential Landlord's Association (NRLA)
- The knowledge, network & accountability to ensure success in supported housing



John Forth  
BA Hons, CIHM  
Director



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# I Can Help You To...

- Invest in off-the-shelf supported housing property
- Transition existing property into the sector
- Build a bespoke supported housing portfolio
- Understand how I am using pensions to invest in supported housing property



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