



Pearl
Accommodation
Property Investors

Investor Pack

Make your money work for you!

10 March 2024



Do you have money in the bank that isn't working for you?
Are you interested in receiving a 8-10% return on investment?
Then Pearl Accommodation could be of interest.



About us

Our mission statement

Our mission at Pearl Accommodation is to give properties the love and care they deserve and turn them into desirable homes and lucrative investments. We are a family run business set up by Keith Mabey and Louise Clarke, with a deep understanding of the market and a wealth of residential property experience managing both refurbishments and buy to lets. We are also moving into commercial property with a focus on Assisted Living.

We are driven by integrity and trust. Our aim is to provide exceptional support to our tenants and investors. Our personal and approachable service sets us apart, fostering lasting relationships built on trust, reliability and transparency.

As part of the Touchstone Wealth Academy, we are supported by experienced coaches, expert training, regular 1-2-1 sessions and Q&A sessions as well as access to 10 CPD qualified Fundamental Property Investing Courses.



Biographies



Keith Mabey

Director

With over 12 years' experience as an APM qualified Project Manager, Keith is adept at managing stakeholders and delivering projects to agreed timescales, costs and quality metrics.

He has over 7 years of experience in property and as a trusted landlord, Keith's experience in managing property improvements has seen an increase in value and ability to attract professional and reliable tenants.

Keith is a keen sportsman, playing a variety of sports and is currently in pursuit of getting a single digit handicap in golf.



Louise Clarke

Director

Louise is a highly proactive and hardworking professional with over 11 years of property experience. She has over 10 years of project management experience in client facing roles. As a result she is an excellent communicator and can build and maintain strong relationships.

She is an experienced landlord both managing properties as well as sharing with her tenants and previously being a tenant herself. This gives her a unique insight into what tenants really require from their accommodation.

Louise plays a number of sports but currently focuses her time on Tennis with a bit of golf, depending on babysitters as Louise and Keith have a 1 year old daughter together.

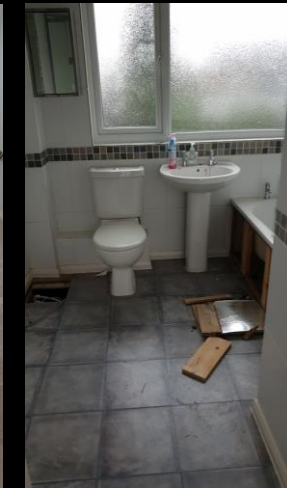
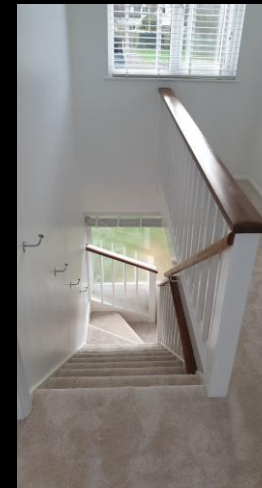


Investment examples

Buy Refurbish Refinance (BRR)

Cambridge – 3 Bed house

- Purchase price £447,500
- Investment into the property - £15,000
- New property value - £510,000
- Total ROI: 10.3%



Huntingdon – 3 Bed house

- Purchase price - £182,000
- Proposed investment - £20,000
- New estimated property value - £250,000
- Total ROI: 23.7%



Investment examples continued

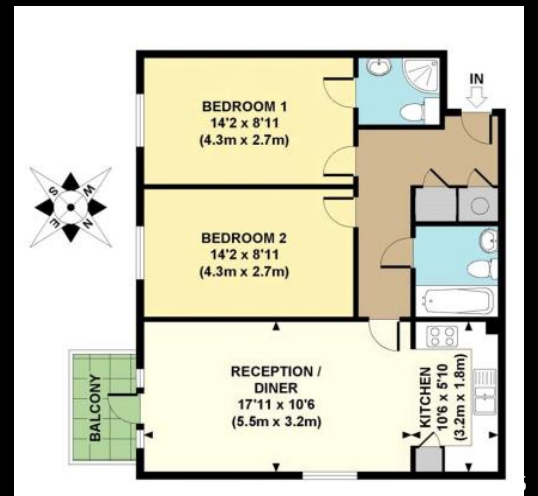
Buy-To-Let examples

2 bed apartment in Stratford, East London.

- Purchase price £304,000
- Investment into the property £5,000
- Total rental yield - £1500 per month, £18,000 per year
- Yield: 5.92%

1 bed maisonette in Crayford, Kent

- Purchase price - £193,500
- Current rental yield - £1,050 per month, £12,600
- Yield: 6.5%



Why invest in us?

What are we looking for?

We are looking for investors that want to build genuine and strong relationships with us. We appreciate that the world is becoming transactional but that is not what we are looking for. Although we are a means to increase your wealth, we want to work with people who can truly trust us, maybe even have a game of tennis or golf with.

We are looking for investment to support our growing property portfolio. This could be:

- Refurbishment costs, starting from £20K
- The full amount to purchase a property outright in cash, starting from circa £150K
- Time frame would be circa 6-12 months
- Return on investment of between 8-10%



Investment example / opportunity

Typically investment example

3 bed terrace house in Huntingdon, Cambridgeshire

Total investment required £170,000

- Purchase price - £170,000
- Approximate legal costs and stamp duty - £8,000
- Approx refurb costs - £25,000
- Approx revaluation - £250,000
- Your ROI – initial £170,000 + 10% interest £17,000 – total money back in your pocket £187,000
- Time frame – 6-12 months

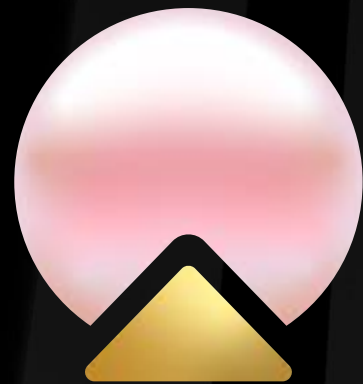


If you want your money to work for you, get in touch!

If you are interested in anything you've seen, we would love to hear from you

Drop us a line at either Louise@pearlaccommodation.co.uk / Keith@pearlaccommodation.co.uk

Or call Keith on +447929215296 for a chat.



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