

PLPS

PL PROPERTY SOLUTIONS
BESPOKE PROPERTY MANAGEMENT & INVESTMENT SERVICES

The Derby Property Investment Guide



Your Ultimate Guide to Handsfree Property Investment in Derby



Welcome

Hello and welcome! We are Phillip and Laura, the owners of PL Property Solutions. Our family-run property investment business is devoted to helping individuals build wealth through strategic investments in Derby.

Our mission is to simplify property investing, making it accessible for everyone. You might be familiar with phrases like “Don't wait to buy real estate; buy real estate and wait.” and “Safe as houses”, commonly exchanged in everyday conversations. These expressions often inspire individuals to explore the property market, witnessing the wealth created by others in this asset class. We hear countless individuals expressing their wish to have invested sooner. Perhaps you're also familiar with the saying, 'time in the market always beats timing the market.' Nonetheless, property investment can present challenges. It requires time, expertise, a robust network, and the best opportunities may not always be on your doorstep. Such factors often stop people from taking the necessary steps towards achieving their investment goals. At PL Property Solutions, we genuinely care about helping investors like you overcome these obstacles, achieving success and profitability in your property investments. This guide offers insight into our work and how we can support you in growing your wealth through property investments.

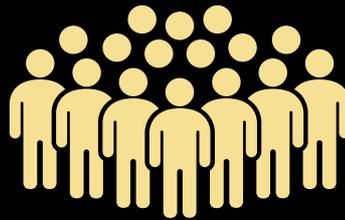
Best wishes,
Phillip & Laura

Welcome to Derby

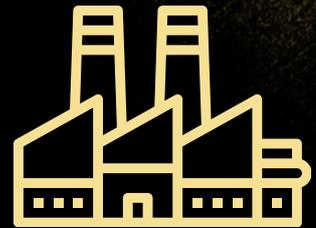
Nestled at the very heart of the UK, Derby offers a unique proposition for investors seeking to capitalize on the thriving property market. Derby is currently undergoing a major regeneration project that is transforming the local landscape.



Excellent Transport Links
M1 | M6 | A38 | M42 | A50
Major hub for East
Midlands Railway services.
Close proximity to the East
Midlands Airport



110,000 homes in Derby,
population rising to
277,000 by 2029. Housing
need 16,388 new dwellings
by 2028.
[Derby City Council
Housing Strategy]



£7.1 Billion By the end of
2023, the value of goods
and services produced in
Derby is expected to hit
£7.1 billion, growing by
two per cent over 12
months [Irwin Mitchell]



£12.6 billion added
to Property prices
from 2021 to 2022.
Thats a 15.8%
surge. [Halifax]



Highest rent rise
in UK 2022
Increased by
12.3% over the
year. [ONS]



£3.5 Billion Regeneration
projects. Derby Masterplan
aims to create 4,000 new jobs
& Deliver 1,900 new homes by
2030. [Derby City Council]



Purple flag Accreditation!
Safe evening & night time
economy. 6 year running
[Derby City Council]



University Hub attracts
over 20,000 students,
creating a thriving student
market.
[University of Derby]



Green Flag Award!
Quality mark for parks and
green spaces awarded to 6
Derby parks
[Derby City Council]



Named the UK's most affordable city for buyers in 2021 [Wales Online]
Voted the best city in the UK for young people 2020 [Totally Money]

Not Based in Derby?

5 Tips for Remote Investing

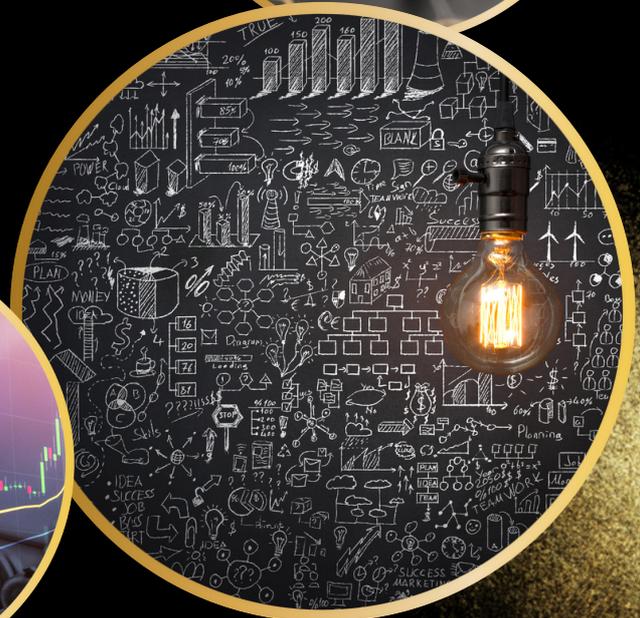
- **Efficient Time Management** Exploring investments in new areas involves careful time management. How will you handle viewings and travel arrangements? Plan ahead to optimize your time and minimize disruptions to your schedule.
- **Not Based In Derby? Financial Considerations** Be mindful of the financial aspects when venturing into unfamiliar territory. Travel expenses and accommodation should be factored into your investment analysis to make informed decisions.
- **Due Diligence** Conduct thorough due diligence before finalizing any purchase. Visit the area in person, inspect properties, and verify information provided by sellers or agents. Engage professionals, such as solicitors and surveyors, to ensure a smooth and secure transaction.
- **Remote Management Strategy** Thoughtfully devise a robust plan for managing your investments remotely. Building a strong network of contacts and resources will help you effectively navigate challenges from a distance.
- **Maximizing Resources** Amidst the complexities of remote investments, leveraging an all-in-one service can prove invaluable. Simplify your journey with a comprehensive package, saving time and resources along the way.



Which Strategy Should You Use?

The best exit strategy will depend greatly on many factors, including the property's condition, potential for appreciation, and the precise location of the property.

- • Buy To Let
- • Buy Refurbish Refinance
- • Serviced Accommodation
- • Lease Options
- • Commercial Conversions
- • Social Housing
- • Assisted Sales
- • HMO's (Houses of Multiple Occupancy)
- • Land Development
- • Student Accommodation
- • Portfolio Diversification
- • Equity Sharing
- • Property Crowdfunding
- • Buy-And-Hold
- • Flips



Why choose PL Property Solutions!

With PL Property Solutions, you'll experience a hands free end-to-end investment journey, supported by our industry-leading training and strong partnership with top-tier solicitors, brokers, and builders. Our goal is to ensure investing in property becomes a smooth and rewarding experience for you.

We are members of the Property Redress Scheme to give peace of mind.

We are fully insured to give protection to our clients.

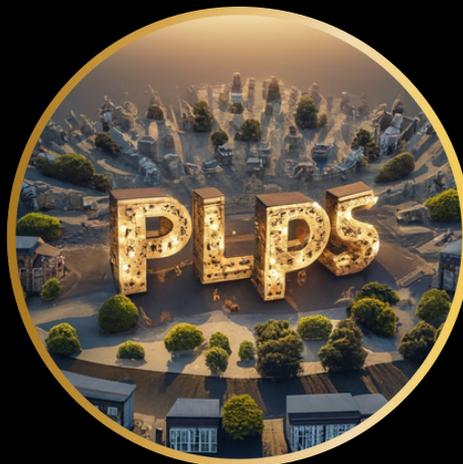
We offer a full end-to-end, hassle-free investment experience.

We have strong partnerships within the industry.

We have a vast network of clients and properties to offer the best investment opportunities.

We can tailor our services to meet your individual needs

We remove the stress and put all the pieces together, so you don't have to



How we help investors!

Invest remotely in Derby's booming property market! Our hands-free service package makes it totally hassle-free for you.

1

STRATEGY CALL

It all starts with a strategy call to discuss to discuss your goals and explore how we can collaborate effectively.

2

PROPERTY SOURCING

Using our market research and local knowledge, we present properties that align with your specific requirements discussed during the strategy call.

3

CASE MANAGEMENT

We take charge of the entire legal process, working closely with solicitors and mortgage brokers to ensure a stress-free and smooth completion.

4

PROJECT COORDINATION

If needed, our trusted local trades team will efficiently handle refurbishments and compliance requirements.

5

RENTAL INCOME

Our partnership with accredited local letting agents ensures prompt rental income deposits, providing you with a hassle-free and consistent cash flow.

6

ONGOING SUPPORT

Our commitment to you doesn't end with setup. We remain available to support you with any further queries or assistance.

**YOUR
VISION,
OUR
MISSION**

Securing Your Investment - How Our Value Checklist Sets Us Apart

Price is what you pay, value is what you get! We have identified six key areas that are the most important factors to have in every property investment. We thoroughly quality check EVERY property before it is offered to an investor:

Value of Property

Finding the perfect balance in property value is essential for fruitful investments. It should not be excessively expensive, requiring substantial capital, nor too inexpensive, signalling an undesirable area. In Derby, our 'goldilocks zone' for the highest Return On Cash Employed is between £110,000 and £240,000.

Growth Potential

We select properties in thriving areas with promising capital growth opportunities. We prioritize locations with excellent transport links, close proximity to infrastructure projects, and a high sold subject to contract rate.

Desirable Tenant Lifestyle

Tenant demand is a crucial consideration, encompassing both quantity and quality. Our focus is on securing not only an abundant number of tenants but also tenants who will care for your investment. We target properties that appeal to families, ensuring a healthy influx of applications for each property.

Strategic Urban Selection

While numbers may initially appear favourable, the choice of location is paramount. We concentrate on suburban areas characterized by a transient population and a strong local economy to secure sustained growth in all aspects of your investment, including rental income.

Reliable Established Properties

In contrast to the common trend of promoting new and 'off-plan' developments, we prioritize established properties. We intentionally avoid the potential risks associated with overpriced or uncertain projects that may not materialize. Instead, we target robust properties in well-established areas.

Exit Strategy Planning

Planning exit strategies is crucial. We assist our clients in formulating effective exit strategies tailored to their specific goals and timelines. Selling the property for capital gains, refinancing to extract equity, or passing it on to future generations, we provide guidance and support to optimize the returns on cash employed.



What's Next?

We believe NOW is the best time to invest in property;

- On average, property prices double every 10 years.
- The Policy Exchange calculated that the average first-time buyer will be paying nearly £800,000 for a home in 26 years time
- Uncertainty in the market drives prices down and creates massive opportunities for investors.



Book a private strategy call

Book a 20 minute deep dive strategy call to find out how we can help make your money work hard for you instead of you working hard for your money.

**UNLOCK THE POWER OF PROPERTY INVESTMENT!
GET STARTED WITH PL PROPERTY SOLUTIONS TODAY!**



CALL OUR OFFICE ON: 01332 470500



CALL OR TEXT US ON: 07445 169741



EMAIL US AT: invest@plproperty.solutions