

5 Step Quality Check – Top 5 value check investor guide

www.ThePropertySmith.co.uk Tees Valley property investment guidance

1) Property Value

The value of the property must be within your 'star' range. To be ripe for investment you need know and ensure you stick to your range. Not too expensive the capital needed is too great and not too inexpensive which could relate to an undesirable area. We find that between **£40k and £120k** works best for the highest Return On Cash Employed (ROCE).

2) Developing & Growth Ability

The deals we package and that we would advise you seek must be in an area with strong capital growth prospects and a high 'Sold STC' rate is also a must. Targeting these areas provides for exponential growth in the value of your investment.

3) Tenant Lifestyle

Tenant care and demand is key. We need to ensure that we have an abundance of Tenants and also Tenants that will look after your investments. We target family properties that attract family tenants and aim to have several applicants per property.

4) Location Location... – you know the rest

Sometime a deal looks like a good deal, but the area isn't right. We target suburban areas with a transient population and a strong, growing economy (booming in fact) – this ensures all aspects of your investment, including rental income continue to grow.

5) Established, solid, properties

There is too much risk in investing in 'off plan' and new properties / developments. We advise to stay away from these investments. They are usually overpriced, and huge large time constraints on development work and sometimes don't even complete!

We purposely target robust solid family properties in established areas

Applying these 5 value checks will ensure the highest return on your investment –
Get your money making you money!

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Take ACTION with ThePropertySmith

Book a FREE 20 minute consultation now.

We believe that NOW is the best time to invest in property and especially in the Tees Valley region!

Due to high demand we only take on a limited number of new clients to ensure the utmost focus and value for the people we work with – your ongoing service and support is paramount to us.



Book a strategy call:

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