assetz®
EDUCATION

2014 Buy-to-Let Guide

Understanding the market

Written by Assetz for Investors

Contents

Foreword from Stuart Law

I would like to welcome you to this first edition of our Buy-to-Let guide, designed to help investors new to the sector to understand how their investment will work for them and how to avoid some of the potential pitfalls. I have been an investor for many, many years and it can be easy to forget all of the experience gained and take it for granted. This guide, as it develops, will give you that knowledge and help maximise your investment.

Buy-to-let property investment is well and truly back as one of the most stable income generators for investors available, and now, with the introduction of the government-supported Help to Buy mortgage scheme, a recovering economy and a chronic lack of new housing supply we have the perfect environment to see rents continue to grow as well as achieving capital growth.

Residential property has turned out to be one of the safest places to put your capital during the recession and also returns you a great income. Now, with capital growth back on the agenda, we are in a golden period at the beginning of the next property cycle. I look forward to our highly-experienced team helping you to grow your portfolio and achieving all of your investment aims.

Market Summary

Property is the UK's largest asset class, worth over £5 trillon[1].

The Private Rental Sector (PRS) alone is estimated to have a value of more than £840 billion[2].

It has outperformed all other major asset classes over the past 40 years and historically delivered stable returns for investors.

Rental demand in the UK has never been higher and by 2016 it is estimated that 5.9m households will be renting privately[2].

Rents have grown over the past three years with a strong national average growth of 8% over that period[2].

1.5 million investors hold buy-to-let mortgages in the UK[3].

Buy-to-let mortgage rates are currently low - lenders advanced 40,000 mortgages, worth £5.1 billion, to buy-to-let investors in the second quarter of 2013[4].

Property prices in the UK are beginning to rise again.

[1]Office for National Statistics
[2]Savills
[3]Paragon Group
[4]The Council of Mortgage Lenders

Section One: Property Investment

What Is Buy-to-Let?

What is buy-to-let?

Buy-to-let is the acquisition of a rental property, with or without the aid of a mortgage. The sole intention is to rent a residential property to a person, who will pay you rent to live in the property. It will produce income in the form of a monthly rent, and has the potential for capital growth if the property value increases. Residential properties are dwellings where people live including houses and apartments. For the purpose of this guide we will be looking at residential property as it has historically produced the highest total returns.

Finding the right type of buy-to-let property is key to a successful investment. The size and type of property that you choose should be determined by what you want to gain from the investment. It is also important to remember that the right property may not necessarily be one which you would consider living in yourself. Instead, put yourself in the shoes of the tenant. There are several different types of property suitable for buy-to-let, each with different features, which may or may not appeal to you.

Property has two potential areas for profit; the rental market i.e yields, and capital growth, both of which are the two ways investors can make money through property.

What is a yield?

A yield is the annual rental income a tenant pays as a percentage of the price paid/value of the property. It is essentially a performance figure which shows you how well your investment is working. There are two yield calculations which are applicable to buy-to-let investment; gross yield and net yield.

Gross Yield

This is the annual gross rent paid by the tenant, as a percentage of the total value of the property. The better the return you get in terms of income for a given property, the higher this figure will be. This is the yield which is mostly seen when looking for an investment property.

Net Yield

This is similar to the gross yield but also subtracts the running costs of the property such as service charges, repairs, voids and ground rent. The net yield provides a much clearer picture of how much you can make from a property as it shows a truer reflection of how much you will receive after all costs are paid. Net yield is always calculated before mortgage costs.

Capital Growth

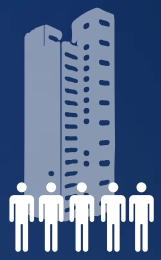
Capital growth is the term used for when a property increases in value over time. This can go up and down and you can never assume the value of your property is always going to increase. There are many factors which affect the capital growth of a property such as the location of the property and the economic climate.

Types of buy-to-let Property

Houses

Popular with growing families and long-term tenants. Houses have high potential for capital growth and furnishing is not essential as tenants could bring their own. Best located close to local amenities, schools and transport links. Gardens are usually a preference for tenants along with a garage and allocated parking.

Apartments



Demand is extremely high due to the current climate, particularly popular with young professionals. Greater volatility in price than houses and have a higher turn over of tenants which provides more opportunity for rental increase. Associated costs include annual service charge.

Student Accommodation

Purpose-built student accommodation is a hands-off investment. Demand is extremely high due to lack of quality accommodation available for students. Minimal void periods as they are tenanted for a full academic year and usually pre-tenanted for the upcoming academic year. Rental income is usually backed up with a guarantor.

Commercial

Includes office buildings, industrial premises, retail/restaurant, undeveloped land, hotels and care facilities to name a few. Due to the commercial nature of the property it tends to be linked closely to the economical environment surrounding it.

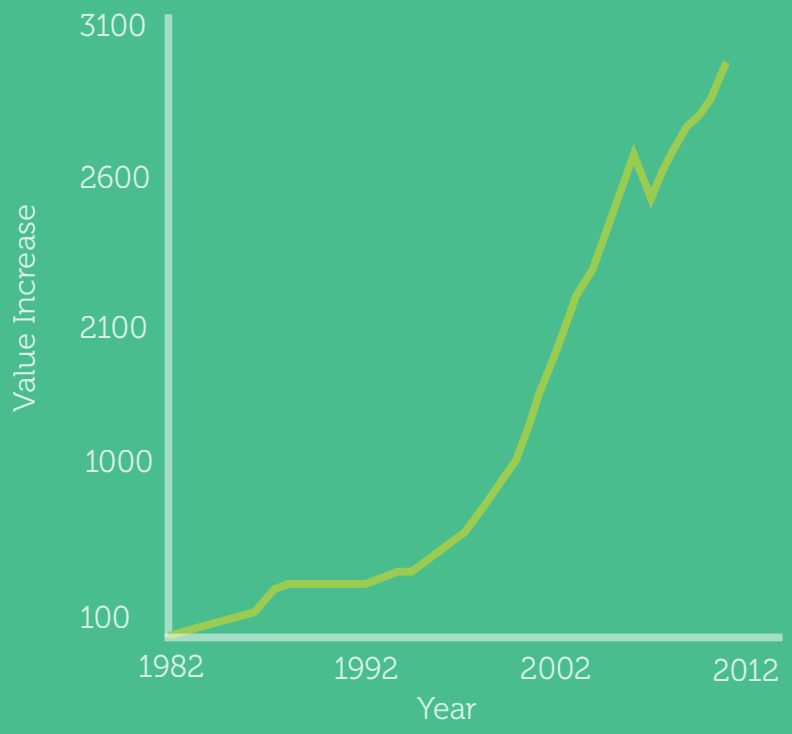
Why Buy-to-Let?

With several different asset classes to explore, what makes property stand out?

UK residential property is the largest asset class in the country, estimated to be worth over £5 trillon[1]. This figure is more than the combined total of UK equities and commercial property. It has a track record with steady returns, averaged at around 14% per annum since 1970[2] and, unlike other asset classes, it does not follow the cycles to the same degree as other asset classes.

Property is a tangible asset class which enables investors to purchase by type, size, specification and location. This means you have control over your asset from the outset. It also offers a steady investment, which can generate good and consistent returns and can be passed down from generation to generation. Other investment markets, such as stocks and shares, are often seen as too volatile, with a high degree of skill and knowledge required in order to be successful.

Total Return From Residential Property



"People need to live somewhere so there will always be demand"

[1] Office for National Statistics
[2] Savills

Key Learning Point

Property has outperformed all other major asset classes over the past 40 years and historically delivered stable returns for investors.

- ✓ Long-term investment for steady capital growth
- ✓ Steady stream of rental income
- ✓ You are in full control of your investment
- ✓ Demand for rental property is at an all time high
- ✓ You can be as involved with the property as you want
- ✓ Buy-to-let mortgage rates are currently low
- ✓ Property prices in the UK are low
- ✓ There are several tax benefits available
- ✓ Increase the property's value through renovation

- ✗ Ongoing costs such as property maintenance and council tax can be costly
- ✗ Untenanted periods are always a possibility
- ✗ Not necessarily a 'quick sale' due to the nature of the asset
- ✗ You may come across problematic tenants
- ✗ You need to budget for things not running smoothly such as rental income to cover the mortgage repayments when the property is vacant

The Current Marketplace

Why is property in demand?

Rental demand in the UK has never been higher and the buy-to-let market has grown considerably over the past decade. The UK's housing boom ended in 2008 as the banking crisis and credit crunch bit. In the subsequent years, sales and prices fell in most areas and rental demand has soared.

The lack of mortgages available for first-time buyers, coupled with the large deposits required, has resulted in a generation of renters, unable to get on the property ladder. This has put huge pressure on the supply of rental properties available, with demand far outstripping the supply across the UK.

The UK average monthly rent has risen by over 10% from £660 to £734 in the past 3 years

A backlog of house-building and an increasing population has resulted in a shortfall in available properties, pushing rents to an all time high, making now the ideal time to invest in buy-to-let.

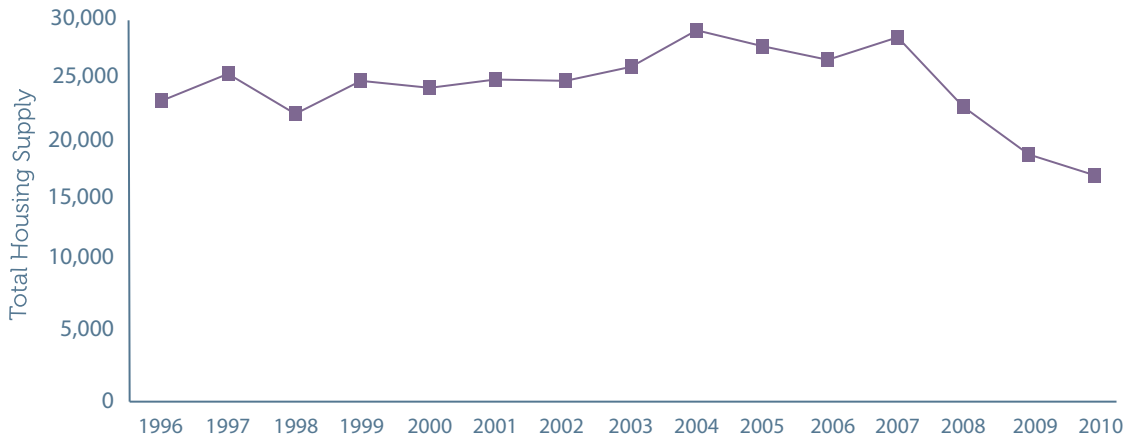
The latest Census figures show that the proportion of households renting in the UK has increased in the past decade from 31% to 36%. The average monthly rent has risen by over 10% in the past 3 years, yet house prices have remained steady, which has again resulted in higher yields.

Over 5 years to the end of 2011, the total value of housing in the Private Rental Sector was up 42%. The number of households renting privately had increased by almost 50% (3.4m to 4.8m) and by 2016 it is estimated that 5.9m households will be renting privately[1].

[1] Savills

Market Forecast

Annual New Housing Supply



Despite Government measures to boost home ownership in the UK, the private rented sector is expected to expand by one million households over the next 5 years[1]. The Private Rented Sector requires a further £200 billion of investment[2] to provide these homes and investors are well placed to supply this level of investment.

The improving economy, credit conditions and Government policies will not stop the sector from growing as affordability will still play a key role, meaning that people will continue to rent for longer.

A change in the design of new developments will see properties able to cope much more efficiently with high tenant turnover. This will allow developments to run more cost-effectively and benefit investors greatly. Features including service lifts and equal sized bedrooms will become standard and properties will be designed with both tenants and investors in mind.

The cost of renting will continue to rise due to the supply/demand imbalance. It is forecast that rents in the mainstream markets will rise by 18.2% by the end of 2017[2].

[1] Paragon Group
[2] Savills

Key Learning Point

Now is the time to buy - Rental demand for property has never been as high with the number of households renting expected to increase to 5.9 million by 2016.

Section Two: Planning

Planning your Portfolio

Situation

Thorough research and planning will help you make informed decisions and make the right choices. Understanding your motivation and situation is key when planning. How much would you like to be involved in the day-to-day running of the property? What is your current financial situation and how much can you afford?

Goal

It is important to have your goal clearly defined from the outset. The most compelling reason for investing is to achieve an early and comfortable retirement and to leave a good inheritance for your children. Financial freedom is a key player in our lives and something that we all aspire to. Your goal should be 'smart' but it can change over time, allowing you to adjust your approach and plan accordingly.

Key Learning Point

Specific
Measurable
Attainable
Realistic
Timely

Strategy & Approach

Choosing the right strategy is about picking an approach that suits your situation and goals. Don't dive in head first to an opportunity just because it has worked for someone else, you need to ensure the path is right for your goals.

Analysis

Once you are comfortable with your situation, goals and approach, you need to look at what property you will buy. There are many places you can look including property websites, auctions, estate agents and buy-to-let investment specialists, such as Assetz.

With so many properties available it is important to take into account the actual price, including all taxes and ongoing costs, the return on investment, the potential exit strategy, the risk, the location and the finance. Only if you are satisfied with all the criteria should you look at progressing.

Exit Strategy

When choosing the right property to suit your individual requirements all aspects need to be considered, but the cost of acquisition, ownership and exit strategy are of prime importance. There are two main exit strategies for investors:

1. Sell your buy-to-let property when capital growth is substantial
2. Hold your property and live off pure rental profit

The Assetz Approach

To aid the construction of a balanced portfolio, we classify buy-to-let property into two categories.

Generators

A generator is a property primarily purchased to generate long-term reliable income or yield. If the rental income is based upon robust tenant demand then it can be highly predictable and can be classed as a true income-producing investment.

Accelerators

An accelerator is a property primarily purchased for capital growth to potentially accelerate a retirement date. As growth cannot be guaranteed, particularly in the short term, these are essentially speculative purchases unless also underpinned by strong rental income.

It is important to remember when planning and building your portfolio that you get a good balance and carefully blend together appropriate income generators and accelerators. This will mean that your properties can perform very strongly in growth years but still produce good investment returns and a safe income level in periods of capital growth stagnation. With prices set back over recent years it is quite possible, at present, to purchase a property which can satisfy both criteria.

The key to reliable income for retirement is to build a core portfolio of hands-off, high-income and relatively inflation-proof rental generators. The accelerators which provide potential capital growth would be intended to be sold in the future in order to provide enough capital to repay early the remaining debt on the generators which are going to be held for long-term income. In this way you are left with a debt-free, income-generating portfolio.

Key Learning Point

Invest, don't speculate. Speculation is hoping for growth in the future, investment is about today and buying for what your investment will return in today's money i.e rents.

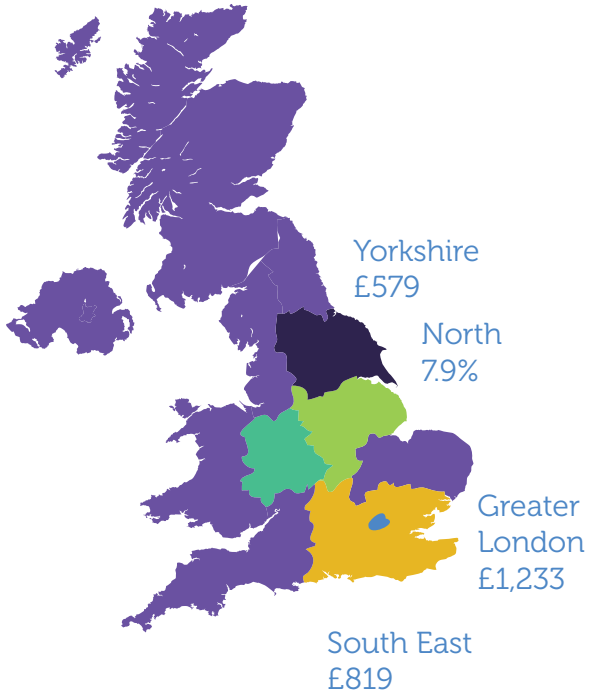
Where should I buy Property?

The Importance of Location

The location of your buy-to-let property is extremely important as it one of the key factors in tenanting the property. It is also vital when planning the future resale of the property and capital growth.

Many investors like the idea of owning property close to where they live, but this may not necessarily be the best location in which to invest. It is also important not to assume that the most expensive area is the best place to buy. Investing further afield can often find you areas of higher yield, long-term demand and capital growth potential.

By purchasing your property in an area of demand you are much more likely to sustain high rental yields and income from tenants.



North vs South

With London property dominating the headlines, you may want to invest in the capital, but just because house prices are high there, doesn't mean you will get the best return for your money. The North West has experienced a rental boom over the past 5 years, with the relocation of the BBC and ITV headquarters making Salford Quays 'the' place to be. Investors who purchase property in the North West make on average 7.9% annual returns compared to 4% in Central London and 5.5% in the suburbs[1].

Average rents in London are more than twice the national average. However, because of the higher purchase price, landlords have bigger mortgages to service, making lower profits than Northern investors. Whilst yields are higher in the North of England, capital growth has been more substantial in the South but with the North having much more potential for capital growth now.

Property in Scotland and Northern Ireland have different rules and regulations which is important to bear in mind.

[1] Assetz

The key is to invest in an area where people want to live. Features of an appealing area all depend on the type of tenant you want to attract, but typical features include:

Good transport links close by including public transport and within a commuter belt

Close to a university

A friendly neighborhood with little crime

What property should I buy?

New-Build

A new-build property is one which has been built or converted within the last 24 months or has been built longer than this but has never been occupied. It is common in buy-to-let investment to purchase a new-build apartment and developers are building new schemes all over the country.

New-build property doesn't require much initial attention as normally you will purchase it fully-decorated and quite often furnished, allowing you to tenant the property swiftly. New-build properties are also are much more energy efficient, with low energy bills a great selling point for potential tenants.

Less maintenance is required with new-build properties due to features such as uPVC windows, new fixtures and fittings and a 10-year NHBC warranty covering any repairs or defects within that time after purchase.

The greatest demand for rental property is found in city centres, where new-build property is popular and high rents are often found.

Resale

A resale property is one which has been owned by a private individual for a period of 6 months or more and the property has either been used for owner occupation or for buy-to-let purposes.

Investors can purchase many different types of resale property, most commonly houses. Resale properties can be very good value for money but may often require some improvements to get it to a rentable standard. Rental income can vary dramatically on resale properties due to the variables, including number of bedrooms and desirability of location.

Renovation

Buying a property which needs renovation work to bring it to a habitable state can be profitable but it comes with its pitfalls. Costs can be incurred rapidly and you need to be prepared to find problems in the property which you weren't aware of at the start. It is recommended you set yourself a budget and build in a contingency fund. (As a general rule, 15% of the total cost is a good guideline.)

Off-Plan

An off-plan property is one which is yet to be built. By purchasing a property off-plan you can often get involved in the design and finish of your property, e.g. choose the flooring which will be laid and the fixtures and fittings. It is common to pay a deposit for a property off-plan and pay the balance on completion, although substantial discounts can be achieved by purchasing the property using stage payments.

Bulk

Buying bulk properties, if you have the capital, can see substantial discounts due to the larger transaction. This will then leave you with a higher yield and an instant equity gain.

How do I buy Property?

Mortgage

Most investors purchase property with a buy-to-let mortgage. Similar to a residential mortgage, you are required to repay the loan with interest over an agreed period of time.

The amount you can borrow is not solely calculated on your salary and outgoings. Instead it is calculated on achievable rental income, i.e. the income your buy-to-let property is likely to generate. Lenders will typically need the projected income to be 125% of the monthly mortgage payments to approve a mortgage. You will need a deposit to purchase your property, typically 25% of the property value. The more money you put down initially, the lower your mortgage rate, which in turn will mean your earnings relative to your mortgage repayments will be greater.

The term of the mortgage can vary between 5-40 years, but typically we see a life of 20 years. Buy-to-let mortgages are also available in numerous formats including fixed or tracker rates. It is advisable to speak to a regulated financial adviser, such as Assetz Finance, who can assist you in choosing the right type of mortgage.

Obtaining a 'decision in principle' is advised if you plan to purchase a property with a mortgage. This confirms that a bank is prepared to lend you the amount you have requested. By speaking to the bank beforehand you will have an idea of how much you can afford to spend, making your budget clear from the outset.

Gearing

Purchasing a buy-to-let property with a mortgage also enables you to benefit from gearing. Gearing, also known as leverage, is the use of borrowed capital to increase the potential return of an investment, i.e. it allows you to use the bank's money to generate a higher return on your investment. Gearing can be key in your investment strategy but you may wish to avoid external funding. For example, a £100,000 property, bought using a £50,000 mortgage and £50,000 deposit which increases by 10% would give a 20% return on the deposit, effectively doubling the effect of house price growth.

Cash

Purchasing with cash enables you to be finance-free and can potentially put you in a stronger position when buying, as it speeds up the completion process. Compared to buying with finance though, cash doesn't present as many positives.

Buying with cash reduces your ability to make your money work as hard as it can. If you are purchasing a property to maximize your annual income, then it is often better to spread the cash over a number of properties, generating a higher amount of income as a proportion of the amount you're planning to invest. This will also enable you to benefit more from capital growth and it will reduce exposure to a defaulting tenant. If you only have the one property purchased for cash, your entire rental income is affected if this happens.

Section Three:
Managing Your Asset

Property Management

Management Company

The majority of investors use a management company to take care of all the time-consuming tasks involved in managing your buy-to-let property. For a percentage fee of the rental income, the management company will ensure the smooth running of your investment, including finding suitable tenants, preparing tenancy agreements and collecting rent. They will also deal with any issues including maintenance and non-paying tenants.

By working with a management company you will remain emotionally unattached to the property and have easy access to reputable tradespeople, should your property require maintenance. Hiring a management company ultimately makes your buy-to-let property a hands-off investment, as you will have very little involvement with the running of it. The downside is not having contact with your tenant.

Self-Management

If you want to be more involved with the day-to-day running of your property and a hands-on approach appeals to you, you can manage the property yourself. By doing so you will see a higher yield as a larger proportion of rental income will come directly to you.

Legal Responsibilities

During the tenancy you have various responsibilities, which must be upheld. You need to manage these and it is important that you understand them, as you are obliged to abide by them by law.

The law states you must maintain the property and undertake any major repairs which are required. This includes anything that affects the structure and exterior as well as the electrical, heating, hot water and sanitary conditions. Failure to comply with your legal obligations can result in fines and/or imprisonment. A sample of the obligations include:

- Keeping the structure and exterior of the property in a good state.
- Ensuring that hot water installations, water supply, washbasins, toilets etc. are safe and fit for use.
- Providing adequate lighting, heating and ventilation.
- Ensuring that all gas and electrical appliances are maintained in good order, and paying for an annual testing service.

These regulations will apply whenever the primary use of the property is as a source of income and it is essential you follow them.

Key Learning Point

You can manage the property yourself or pay someone a percentage of the monthly rental income to do so, depending if you want to be hands-on or hands-off.

Tenants

Tenanting Property

A tenant is a person who will occupy your property, in exchange for a monthly rental fee. Some properties come pre-tenanted, but if not, you will need to find suitable tenants. To maximize the chances of tenanting your property quickly you need to ensure that your property is equipped with features expected by your tenant market.

The vast majority of investors instruct a management company to do so. This cuts out having to deal directly with the tenants, along with the following:

- Vet potential tenants by sourcing references and conducting credit checks
- Organise tenancy agreements
- Manage tenancy period based on your instructions
- Organise the collection of rent from the tenants
- Arrange for repairs and inspect the property periodically
- Provide professional advice and guidance

Void Periods

A void period is the time between tenants, when your property is generating no rental income but you have to cover overhead costs. If you purchase in an area of demand, void periods should be minimal, but it is advisable that you make allowances for periods so that you have a budget in place to cover costs.

Tenancy Agreements

A tenancy agreement is a contract between the landlord and tenant. An Assured Shorthold Tenancy (AST), regulated by the Housing Act 1988, is the most common type. The length of the occupation can vary but it is typically 6 to 12 months. The contract has notice periods built into it, so that the contract can be ended if required. Typically clauses for rent reviews and renewals are included, should you wish the tenant to continue to live in the property. It is vital you have a tenancy agreement in place before the tenants move in.

Key Learning Point

It is very important that you have good tenants. Bad tenants can cause all sorts of problems and eat into your return. Vetting is a must.

How do I manage my Finances?

What will the ongoing costs of my buy-to-let property be?

There are a number of associated costs with buy-to-let investment and it is important to know what these are before investing. When calculating your net yields, these costs need to be taken into account.

Acquisition Costs

To purchase a buy-to-let property a number of acquisition costs will be required, including the deposit on your buy-to-let mortgage, alongside the mortgage arrangement fee, surveyor's fee and stamp duty if you are purchasing the property for more than £125,000.

Mandatory Costs

There are a number of mandatory costs involved with a buy-to-let property, many of which you are required to obtain by law. As a property investor you will require a gas safety certificate for each property you own, alongside regular gas safety inspections. You will also need an energy performance certificate (EPC), which is valid for 10 years.

It is recommended that you allow for 20% of your annual rent to be spent on the upkeep and refurbishment of the property if it is an older property.

Insurance is important and you are responsible for both buildings and landlord insurance. Although buildings insurance is part of an apartment service charge, houses do not generally have a service charge.

Mortgage repayments are not factored into the calculation of gross or net yield, but they are likely to be your biggest expenditure. Depending on the size of your mortgage your costs will vary, but it is important to factor these costs into your monthly expenditure.

Other Costs

Other costs involved with a buy-to-let property include annual ground rent, applicable to leasehold property, and service charge, most common with new-build property.

If you choose to employ a management company to run your property, then a monthly charge will also need to be made to them, typically 10-15% of the monthly rent from the property (inc VAT).

Tax Implications

Investing in buy-to-let properties will bring new tax implications for you, all of which are important to consider and fully understand. We always recommend taking advice from an accountant, who will be able to ensure that you are always making the correct financial decisions when it comes to tax. There are four main taxes which your buy-to-let investment may incur.

Income Tax

Any rental income you receive from your buy-to-let will be treated as income and therefore taxed in line with your appropriate income tax band .

Inheritance Tax

Should you decide to leave your property to anyone after your death, they may be liable to pay Inheritance Tax, depending on the value of your whole estate and your own personal circumstances.

Stamp Duty

Stamp duty is payable on buy-to-let properties by the purchaser, as with all other residential properties. The current rates are 1% above £125,000, 3% above £250,000 and 4% above £500,000.

Capital Gains Tax (CGT)

Capital Gains Tax is payable when you sell a buy-to-let property at a profit and is not payable if you make a loss. It is calculated on the profit made on the property, after allowances.

Key Learning Point

For more information on mandatory and associated costs please visit www.gov.uk/private-renting/your-landlords-safety-responsibilities

Property Jargon Buster

Assured Shorthold Tenancy (AST)- A rental agreement which sets out the rights and obligations between the landlord and tenant where the rent term is 6 months or longer.

Buy-to-Let Mortgage - A mortgage for a property which the owner intends to rent out privately to tenants.

Capital - Wealth in the form of money or other assets owned by a person for a purpose such as investing.

Freehold - Land or property which is owned outright, including the building and land it stands on. Common for houses.

Gearing - The use of borrowed capital to increase the potential return of an investment.

Ground Rent - The annual fee levied by a freeholder to the leaseholder.

Independent Financial Adviser (IFA) - An adviser who has no affiliation with other financial companies.

Land Registry - A record of property, ownership and the mortgage is registered in a central register at HM Land Registry.

Leasehold - Where you lease the property for a specified period from the person (freeholder) who owns the rest of the building and the land it stands on. Common for apartments.

Loan To Value (LTV) - The ratio of the loan amount to the property valuation expressed as a percentage.

Private Rented Sector (PRS) - A section of the UK housing market which offers a flexible form of rental tenure.

Royal Institution of Chartered Surveyors (RICS) - A professional body for qualifications and standards in land, property and construction.

Service Charge - A charge made for maintenance on a property which has been leased. Typically to cover running costs of an apartment building.

Tenant - An individual or group who has the residency of a property in return for the payment of rent.

Vendor - Someone who is selling a property.

Void period - The period of time in which a property is unoccupied.

Yield - The income return on an investment.

Summary

The key to any investment is to understand its function and obtain a true picture of the investment in relation to its peers. A buy-to-let investor needs to have a plan and end goal in mind. It is also vital to remember that not every property will meet your desired criteria and there is no need to rush into anything.

Before investing in property, it is important that you obtain relevant expert advice and information on issues such as finance, legal implications, tax implications and property management. Ensure you have all the required information you need before making any decisions, as, with any investment, there are risks involved.

The aim of this guide is to help you decide if buy-to-let is right for you and provide you with an overview of what to look for in an investment property, the benefits, potential risks and choices which can be made to ensure your investment works for you.

Key Learning Point

Visit www.portfolio.assetz.co.uk to start planning your investment portfolio.

About Assetz

Assetz is a group of successful and well-known property and financial services companies which have grown profitably and organically since 1999. Bringing high-quality investments to the private investor, Assetz is focused entirely on empowering you to achieve your wealth goals.

Assetz has grown to become a source of investment products and knowledge for all types of investors with varying budgets.

Whether you are just starting out with your first buy-to-let property, or you are an established investor looking for boutique or bulk investments to add to your portfolio, Assetz provides a full range of products, services and support to assist you.

In order to help you make informed decisions and continue to build on your investment plan, Assetz' clients are aided by a set of investment support services which include investment education, portfolio planning and mortgage advice.

Stuart Law

C.E.O of Assetz

Stuart Law, CEO of Assetz Plc, is an experienced & active investor in property, whose views are often sought by the media.

Our services run throughout the buying process to after completion. A full sales progression and aftersales service is in place to help efficiently complete a property investment transaction and ensure that the investment delivers its intended objective.

Investing through Assetz gives you the peace of mind that you are dealing with a long-established brand and the largest private investor organisation – whether you are seeking a quick return on cash, a one-off property investment or support with a full portfolio.

Contact Assetz

Assetz for Investors London
23 Berkeley Square, Mayfair,
London, W1J 6HE

Telephone: 0845 400 9000
Int Telephone: +44 207 870 1081
Fax: 0845 400 6020

Assetz for Investors Limited
Assetz House, Newby Road,
Stockport, Cheshire, SK7 5DA

Telephone: 0161 456 4000
Int Telephone: +44 161 456 4000
Fax: 0161 482 7588

assetz®
EDUCATION

Assetz for Investors Limited,
Assetz House, Newby Road, Stockport,
Cheshire, SK7 5DA
TEL: 0845 400 9000 FAX: 0845 430 0040
INT: (+) 44 161 456 4000 INT FAX: (+) 44 161 482 7588