



Angel Investor Proposal

A QUICK **SP** INTRO

WHAT WE DO

We are a privately-owned property investment company that invests predominantly in the Northwest of England. We buy a mix of residential and commercial property usually adding value through a renovation or conversion. We use all streams of lending. We use our own capital, institutional lending, but also use private funds to give people a better return than what the banks offer.

WHERE YOU CAN FIND ME

HINT: CLICK ICON FOR LINK



[/staceypattisonproperty](#)



www.staceypattison.co.uk



[@stacey_pattison_property](#)



info@staceypattison.co.uk



[/company/stacey-pattison-property-group](#)



HEADLINE INFORMATION

THEM OR US AND WHAT IT MEANS

At a time where savers are getting below average returns from the bank, we have become an option for private lenders to get a much greater outcome. Using our extensive property knowledge, and ability to buy at some of the best prices in the market, and strength of team and experience to build out the project, we can far outperform most available consumer investments, and have investors now that have worked with us for a number of years in multiple deals.

0-3%

CURRENT INTEREST RATES

8-10%

WHAT WE'RE OFFERING

OUR APPROACH THAT CREATES THE BENEFIT

- ✓ By making funds available and for short periods of time a much better return can be made investing in property.
- ✓ An investment strategy based around:
 - └ buying Below Market Value (BMV) and
 - └ adding value through refurbishment/development & releasing equity at new higher value through finance or sale.
- ✓ Main investment area is around the major towns and cities of the M62 corridor - but also invest nationally.
- ✓ With traditional saving accounts producing record low returns, we believe that now is an ideal time to be investing in property.
- ✓ We look for minimum investments of £25,000 with loan lengths of between 1-5 years (longer available on request)

INVESTMENT OPTIONS **IS** AND YOUR RETURN

THE OPTIONS

Choices of investment offers are available to suit different styles of investment.

1. Invest and receive a 8% return with interest paid monthly plus capital investment repaid on maturity.

2. Invest for 1 year and receive an 10% return with capital and interest paid on maturity.

Option to reinvest for a subsequent period. Investments for shorter periods can be accommodated on a pro-rata basis. Generally the process is to buy with investor cash, refurbish and refinance to new market value as soon as is viable (to a maximum of 12 months)

Option 1

IN
£100,000
INITIAL INVESTMENT

8%

£666.67 RETURN PCM
12 MONTHS

OUT
£108,000

TOTAL INTEREST
£8,000

£100,000
CAPITAL RETURNED

Option 2

IN
£100,000
INITIAL INVESTMENT

10%

12 MONTHS

OUT
£110,000

TOTAL INTEREST
£10,000

£100,000
CAPITAL RETURNED

- MINIMUM INVESTMENT £25,000
- SHORT AND LONG TERM LENDING OPTIONS AVAILABLE SUBJECT TO QUALIFICATION
- REFERENCES AVAILABLE ON REQUEST

ROB STACEY AIDEN PATTISON

PS MORE ABOUT US

OUR EXPERIENCE

Our activities and achievements in the property market include:



Holding educational investment workshops.



Multiple business owners.



Appearance on BBC's Homes Under the Hammer programme.



Public speakers presenting nationally at property events.



Helping multiple investors achieve levels of interest that they cannot find anywhere else through short term private lending against investment property, whilst offering them the best security for their money available. (references available)

PAST PROJECTS INCLUDE



**245 LISCARD ROAD /
2 LATHOM AVENUE**



245 / 245A RAKE LANE



19C ALEXANDRA RD.

PORTFOLIO OVERVIEW **SP** PAST PROJECTS



245 Liscard Road / 2 Lathom Avenue

WIRRAL

Conversion to 6-Bed HMO,
1-Bed Apartment & Shop

BOUGHT FOR
£89,000

END VALUE
£290,000

RENTAL INCOME PA
£18,000

Private Investor Input
£210,000

Interest Period
12 MONTHS

Interest Earned
£21,000

245 / 245A Rake Lane

WIRRAL

Private Investor Input
£220,000

Interest Period
12 MONTHS

Interest Earned
£22,000

Conversion to 6-Bed HMO
and 2 Hairdressing Salons

BOUGHT FOR
£150,000

REFURB COST
70,000

END VALUE
£310,000

RENTAL INCOME PA
£16,800



19C Alexandra Road

WIRRAL

Renovation of 1-Bedroom Flat

BOUGHT FOR
£28,500

REFURB COST
£10,000

END VALUE
£65,000

RETURN ON INVESTMENT
INFINITE

Private Investor Input
£38,500

Interest Period
12 MONTHS

Interest Earned
£3,850

CONTACT
US  FOR MORE
INFO

If you want to see more of what we are doing in the property market please follow our social media links below. If you are serious about investing and want to discuss working with us in more detail then get in touch now.

