

INVESTING IN PROPERTY WITH



LXD

Properties

Presented by **Dan McCabe & Laura Clarke**

About Us



LXD Properties are Dan McCabe & Laura Clarke and we are passionate about property

Dan has over 16 years experience as a self employed Carpenter and Laura has a background in Sales and Mortgages. We are both property obsessed and dedicate all of our time to ensuring we are building our portfolio to secure our future while helping others to receive a better return on their money.

We have invested in ourselves greatly over the past 2 years through training and coaching from some of the leading property training companies in the UK including Kevin Green Wealth, Progressive Property, Samuel Leeds and Legacy education.

You can leverage our knowledge and expertise, and between us and our team, we will do all the heavy lifting so that you can simply sit back and enjoy considerable returns without lifting a finger.

The Buy to Let model

Low risk strategy with great returns

Why **Buy to Let**?

Historical data from Land Registry over 80 years shows that property **prices** in the UK on average **double every 9 years**.

With the **housing shortage** in UK and the population projected to reach **70 million** in the next 10 years, the **buy-to-let** strategy will always be a solid strategy and the demand for rent is only set to **increase**

As we primarily **buy run down properties** and **add value** through refurbishment, together we are **improving the standard of houses for renters**

“**Generation rent**” means that more & more people are **forced** to rent for much **longer** periods before purchasing their own property



Example deal #1

25% Below market value = £27,500

Market Value	£110,000
Agreed price	£71,000
Refurbishments	£11,500
Total Investment	£82,500

Yield	10.9%
Gross income per annum	£7,800
Return on investment <u>(After Refinance)</u>	Infinite



Example deal #2

21% Below market value = £24,150

Market Value	£115,000
Agreed price	£90,850
Refurbishments	£12,300
Total Investment	£103,150

Yield	8.3%
Gross income per annum	£7,500
Return on investment	44.3%
<u>(After Refinance)</u>	



Property Sourcing

We offer a **bespoke** deal packaging service if you want to get more **involved** in property or are **already** a property investor. We tailor our service based on getting to know **you** and **your** specific requirements so that we can obtain the right property **deals** to help you reach **your goals**.

We predominantly operate in the West Midlands, securing **buy to let** and **buy to sell** properties, however, we will **always** aim to secure any deal that **fits with your strategy**.

We have a full **power team** inclusive of builders, solicitors, accountants, estate agents, letting agents to get you as much support as you need, making your investment as **hands off** and **hassle free** as you like.

We are also **fully compliant** and **registered** with the HRMC, ICO and Property Redress Scheme.



**Invest with us for a
great return**

The hands off approach

Invest your **money** for a **fixed return**



STEP 1

You invest your
money into our
business



STEP 2

We invest it into our
projects and offer you
an exceptional return



STEP 3

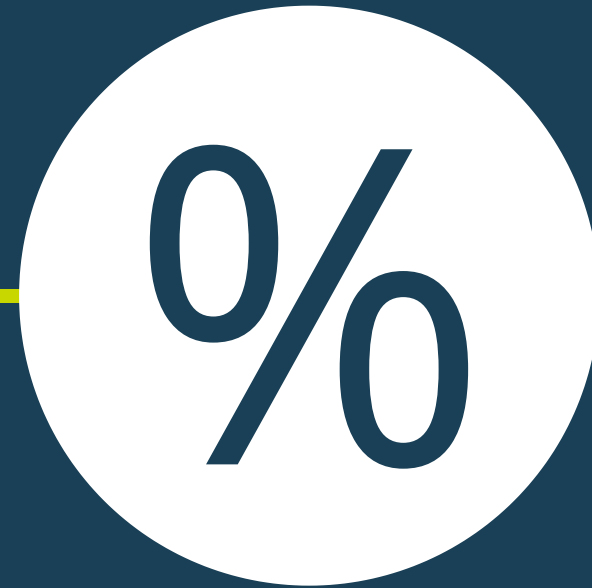
We only invest in
bricks and mortar so
you can be assured
that your investment
is as safe as houses

We can beat the banks

**Money in the bank loses its value over
time due to inflation**

Banks interest rate

0-0.75%



STEP 1

We are leading investment specialists offering private investors 4-8% fixed returns!



STEP 2

You can invest your money to generate fantastic returns without having to do a thing!



STEP 3

Once the property has been re-financed/sold you get your investment back, PLUS interest!

Our interest rate

4-8%

Amount	Bank returns 0.75%	What we offer 6%
£25,000	£187	£1500
£50,000	£375	£3000
£100,000	£750	£6000

Why Wolverhampton & why it's a great investment

Growing population currently at 262,000, with over 1.7m people within 30 minute drive.

Named as one of the top UK cities to raise a family.

Over £4.4b of both private and public funds to be invested into regeneration projects across the city, including a revamp of the city centre.

Less properties available for rent compared to 20 years ago due to tenants staying longer, yet there are double the number of tenants registered looking for homes. This is resulting in an increase in rent and a more reliable tenancies.

HS2 set to cut the journey to London in half, making it more accessible for commuters.

Ranked the top UK city for remote working as all 4 network providers set to rollout 5G.



Let's talk about your investment

Get in touch with Dan today!



@lxdproperties



Dan@lxdproperties.co.uk



07376 917976



lxd_properties



www.lxdproperties.co.uk