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2019

PREM PROPERTY

# THE LANDLORDS GUIDE TO SURVIVING THE 2023 RECESSION



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# INTRODUCTION

Prem Property is a property solutions company focused on providing leading services to landlords who may be having challenging times in the current economic climate.

We have supported many landlords in difficult situations like yours by providing them with a guaranteed rental income whilst upgrading their property to the highest possible standards.

We work with local social housing providers, HMO investors, and serviced apartment operators who, like us, pride themselves on their excellent treatment towards landlords and property owners.





# THE PROBLEM

Covid brought us the most unexpected things in 2020. This 2022, despite the evolutions of different variants, we are now seeing significant demands from consumers all over sectors. Households and businesses are now back on the track.

As see a better a view of strength in economy, why does the UK housing market problems continue.

UK house prices are rising at the fastest rate. Apart from the affordability, investors and landlords now face more series of challenges from prospecting tenants, maintenance of collection and even eviction.

## New Rules and Regulations

Last 2019, through section 21, government has mandated that landlords will no longer be able to evict tenants from their homes at short notice and without good reason

This year, the government launched a new Model Tenancy Agreement preventing landlords to issue blanket bans on tenants having pets in England.

With all these restrictions, landlords are also facing operation cost uncertainties, as many experts believe that price cap will increase substantially in October 2022, with the need to increase EPC to level C by 2025.

Most landlords said they fear they have to stop renting out and just sell properties due to all issues and ongoing rules.

While it's a no-brainer idea that letting out properties is the most valuable and extremely profitable investment, there's no denying that becoming a landlord has its own problems.

**"Buy-to-let properties,**

**once the darling of budding investors looking for stable, long-term returns - have lost their shine through a series of changes to regulations and tax incentives"**

*-The Golden Age of Buy To Let is Over  
[www.landlordtoday.co.uk](http://www.landlordtoday.co.uk)*



# THE SOLUTION

## Renting With Voids

Continuing to rent with voids, as usual, may leave you in an awkward position with an array of issues. The most likely effect of the current issues will leave you to lose funds in annual rent. If you are left with tenant who are unable to pay rent continually, not being able to evict them promptly will have a great impact on your income.

With a limited income, you may have to limit your lifestyle habits. The possibilities are endless if you continue to blindly rent whilst ignoring the world's current affairs. How can you ensure safety if there is another peak? What else can you do?

## Sell

You can sell your asset and cash in now. Selling at a slight discount may stop you from having to go through another market cycle. But why would you want to sell an asset in such an uncertain time where you may need the additional income, especially when you won't receive the true value for the asset you've spent so much time, money, and effort on?

If you want to hold onto your property and cash in at the next big cycle here's what you can do.

## Renting With NO Voids with Prem Property

Renting with no voids is the best solution available during this turbulent time. Our package allows you to keep a cash-flowing asset which comes with a range of benefits:

- No missed rent
- No agent fees
- No management fees
- No maintenance cost
- No stress

This strategy is the hidden gem in the housing industry, which up to 80% of landlords haven't taken advantage of yet.

Stay ahead of the majority with a void free rental guarantee.



# WHAT WE OFFER

- We offer landlords in the Birmingham and the Blackcountry area a guaranteed rental income for their properties. We are ideally looking for properties with three beds and above.
- We work closely with HMO Investors Supported Accommodation Providers, and, Serviced Apartment Operators, which enables us to offer our unique solutions. the majority of cases, we will complete a level of upgrade to the property, whether that be decorations, general light refurbishment work, or bringing the property up to HMO specification.
- Our close relationship with the above, investors enables us to guarantee landlords with a rental income for 3 to 5 years at a time. Our investors make their profit by providing their services to the local community and councils.
- We ensure all our investors are vetted, prequalified, and have a solid reputation in the property industry.

## How We Make Money

Transparency is very important to **PREM PROPERTY**, we make money, by charging investors for the service we provide. Our role is to create long lasting and profitable relationships between Landlords and Investors.

## Long Term Effects of Taking Our Offer

We are proud to offer our devoted customers, a loyalty bonus of £500 at the three year point, of our agreement, to show how we appreciate. your business. We also offer a referral scheme. If you know a fellow landlord who would love what we are offering, we offer a £250 referral reward at the point of signing a minimum 3years agreement.

We pride ourselves on our loyalty and we are known for treating our existing clients very well. If you choose **Prem Property** you are sure to receive a long-lasting and fulfilling business relationship.

On the next page you will see a representation of the average 4 bedroom rental in Birmingham, and how we can increase your profits.



## THE NEXT STEPS

A Look At The Figures

	Without Prem Property	With Prem Property
Monthly Rent	£1,200/pcm	£1,100/pcm
Annual Rent	£14,400	£13,200
Typical Voids Per Year	£2,400	£0
Tenant Finding & Management 10%	£120/pcm	£0/pcm
Maintenance	£150/pcm	£0/pcm
Monthly Profit	£730/pcm	£1,100/pcm
Annual Profit	£8,760	£13,200

Over the 3 year deal you will an earn extra £13,320. Over the span of 5 years you will make an extra £22,200, that's a 20% deposit on a £110,000 house for your next venture.

We are happy to work alongside you for each and every future venture. - This is a great way to build a hands-off guaranteed rental income portfolio. And of course, you can't forget the savings of your time, which is priceless!

### Thank you for reading...

Book a 15 minute consultation with Prem Property to speak more about how we can help you secure extra money and guarantee rental income for the next 3 to 5 years.

Are you ready to get in on properties best kept secret? It is as easy as clicking on the button below, book today.

[BOOK A FREE CONSULTATION](#)