

# ACUTE

## PROPERTY SOLUTIONS

Looking at Property

*from a different angle*

# The Smart Money

Sunday Times Rich List 2009 Top 1,000.  
56% of the 765 self made millionaires made  
their fortunes from Land, Property, finance  
and Banking.

Why are **they** on the **Rich** List?

**Property!**

# Property, the facts

Since 1970, property prices have **increased** by **4,444%**

Average **annual** growth rate of **10.6%**

On average property prices **DOUBLE** every **10** years

**240,000** new properties required p.a. until **2016**

Only **123,000** new builds in **2009** the lowest for **83** years

The Government **sold** their housing stock

Population set to **grow** by **4,000,000** to **65,000,000** by **2020**

Pre 1950, most people **rented**. Post 1950, more people **bought**.

Now **more** people are **renting** than buying!

# What is a Balanced Portfolio?

Pensions

Stockmarkets

Tax Efficient Savings (ISA's)

Cash Reserves

To be truly **balanced** and **very** tax efficient....

**Buy Property**

# Why you should buy property!

## FTSE 100

2000	6930	
2005	4852	- 29.99%
2010	5796	- 16.36%

[www.Yahoo.com](http://www.Yahoo.com)

## Banks

2000	5.75%	
2005	4.75%	- 17.39%
2010	0.50%	- 91.30%

[www.propertyinvestmentproject.co.uk](http://www.propertyinvestmentproject.co.uk)

## Property

2000	€101,550	
2005	€190,760	87.85%
2010	€222,261	<u>118.87%</u>

[www.communities.gov.uk](http://www.communities.gov.uk)

# Investment for Capital Growth

## FTSE 100

Year	Value	Capital Value	Inflation 2.5%	ROI
2000	6930	€35,000		
2010	5796	-€29,273	-€28,541	<u>-18.45%</u>

## Banks

Year	Avg Return	Capital Value	After 20% Tax	Inflation 2.5%	ROI
2000	4.41%	€35,000			
2010	4.41%	€53,888 (53.97%)	€43,110	€42,033	<u>20.09%</u>

## Property

Year	Avg Value	Equity	Inflation 2.5%	ROI
2000	€101,550	€35,000		
2010	€222,261	€155,811	€151,916	<u>334.05%</u>

# Return on Investment

3 Bedroom House

Market Value €100,000

Sale Agreed €75,000

25% Deposit €18,750

Refurb Cost €4,000

Fees €5,000

Capital Invested €27,750

Mortgage €238 pm

Equity €34,750

Rent €590 pm

10% fee €59 pm

Net Rent €3,516 pa

Yield 12.67%

# Return on Investment

4 Bedroom House

Market Value £115,000

Sale Agreed £86,000

25% Deposit £21,500

Refurb Cost £6,000

Fees £5,000

Capital Invested £32,500

Mortgage £263 pm

Equity £52,000

Rent £790 pm

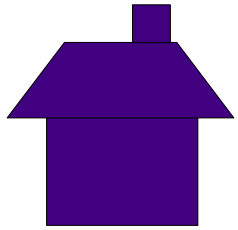
10% Fee £79 pm

Net Rent £5,376 pa

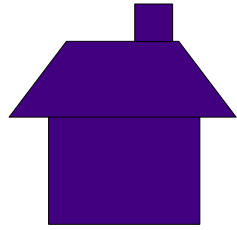
Yield 16.54%



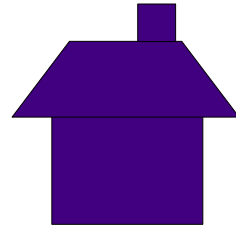
# Investment for Income



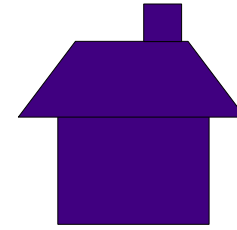
£6,900



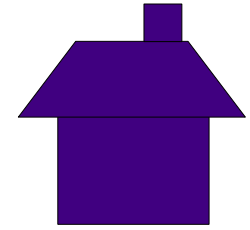
£6,900



£6,900

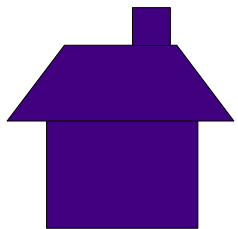


£6,900

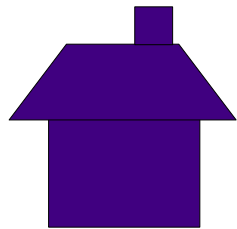


£6,900

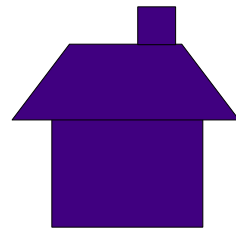
Would you like to know how an investment of just **£30,000** could generate a Gross rental income of **£34,500** pa?



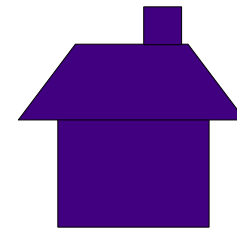
£6,900



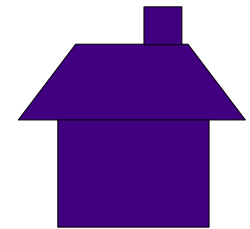
£6,900



£6,900



£6,900



£6,900

Would you like to know how an investment of just **£30,000** could generate a Gross rental income of **£69,000** pa?

Would you also like to know how to get the **Government** to pay you **£69,000** pa?

# A Flexible Approach

Services	Acute PS	You
Viewings and Negotiations	Yes	?
Instruct & Chase Solicitors	Yes	?
Chase the Sale to Completion	Yes	?
Arrange finance	Yes	?
Obtain Refurb Quotes	Yes	?
Manage Tradesmen & Refurb	Yes	?
Marketing Property	Yes	?
Vetting Tenants	Yes	?
Collecting Rents	Yes	?
Safety Inspections	Yes	?
Property Maintenance	Yes	?

You decide what you want us to do for you!

# ACUTE

## PROPERTY SOLUTIONS

Invites you to join like minded investors who are already benefiting from this unique opportunity.

We offer a truly bespoke property investment service that puts you in control, without you having to do any of the running about!

Don't procrastinate, act today!

Call: 01733 304114, 07966 021090 Email: [alan@acuteps.com](mailto:alan@acuteps.com)