ASCEND PROPERTY LIMITED
PROPERTY DEVELOPER

INVESTOR
Proposal

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WHAT DO WE DO?

We are Property Investors, originally from Darlington, but we now invest nationally.

We are passionate about working with private investors and offer greater returns on their savings than the usual methods of savings offer.

WHY SHOULD I INVEST?

With inflation rising and banks rates not offering the same returns on cash in their accounts, most people are looking for other safe places to invest their savings to gain better returns.

Using our property and market knowledge, we purchase properties that require refurbishment for a competitive price in their current condition, we then add value to them through renovation or change of use. With the value added, depending on the specific strategy, we then sell and retain the profit, or refinance to rent out.

IS MY MONEY SECURE?

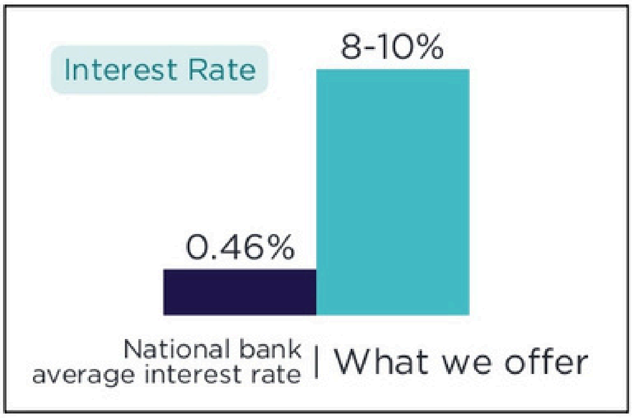
In short, yes, safe as houses some may say.

The security of the investment is the same form as a bank when they lend you money on your mortgage. If your investment is not paid back in full, with the agreed interest, you will receive the money from the sale of an asset (usually property(s) within the portfolio that matches the value of the investment).

The agreements are documented, signed and are recorded through Solicitors to ensure both parties are covered legally.

OUR APPROACH THAT CREATES THE BENEFIT

- An investment strategy based around buying below market value (BMV) and adding value through refurbishment/development and releasing equity at a new higher value through mortgage or sale.
- Our main investment areas are the North East and the North West. Although we do work with a network of other professionals across the Country and would invest in other locations too if the opportunity works.
- The property market is one of the safest compared to other investment strategies.



We have two options to keep it simple. Example based on £50,000 for 1 Year.

OPTION 1

IN	OUT
£50,000 INITIAL INVESTMENT	**£54,000** RETURNED INVESTMENT

Total Interest: £4,000
Interest Rate: 8%
£333 return monthly

OPTION 2

IN	OUT
£50,000 INITIAL INVESTMENT	**£55,000** RETURNED INVESTMENT

Total Interest: £5,000
Interest Rate: 10%
12 months (paid every 6 months)

**The 10% option pays out interest at 6-month intervals or in its entirety at the end of each year period - based upon inverstor preference*

Working Men's Club to 12-Bed HMO



Projected figures:

Purchase Price	£120,000
Expected Costs	£330,000
Total Spend	**£340,700**

Expected value of property once complete = £555,000

Potential profit/equity created = £105,000

Cashflow expected to be circa £3,500 per month (self managed)

3 Block of Flats (Freehold) - Title Split

Projected figures:

Purchase Price	£135,000
All Fees and Costs	£22,000
Total Spend	**£157,000**

Expected value of property once complete = £200,000

Equity increase expected = £43,000

Cashflow is currently £840 per month, this is to be increased following refurb and asset management.

CONTACT DETAILS

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SOCIALS:

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LINKTREE