

7. Leverage or Gearing will magnify your wealth.....

Gearing is how the professional portfolio investors make the majority of their wealth. The two fundamental needs for gearing to be successful are a market that will rise in the medium to long term and the ability to keep a property let to service your loan. Gearing will be explained in depth by one of our senior staff, all of whom own a 'buy to let property' and are fully conversant with the principle of gearing to create wealth. Pop in to see us for a no obligation chat, we can explain how to invest and multiply your capital return at least four fold.

8. Be Smart, invest in your investment

Keep your investment up to date, use quality materials that last and that make the tenant comfortable. Granite work surfaces may sound expensive, but they are resilient, they look as good in 10 years time as the day they were installed, and tenants love them. When you divide the cost of granite over 10 to 15 years of its life it turns out to be an inexpensive smart move that creates a real wow factor. This is one illustration of how your investment property will always let over the competition, we have many many more examples.



9. Choose your mortgage lender carefully

Choose a lender who understands residential investment property. An understanding lender will help you develop a portfolio of properties or arrange borrowing for modernisation, refurbishment etc. Keen rates are crucial for long term borrowing we can put you in the right direction.

10. Get the Best Agent Possible.....they make the money for you.....

Residential Investment is a serious proposition, look for experience, knowledge and accessibility, here are four important tests.

1. The level of financial spend on property investment demands that you should be able to contact your agent directly. A good agent should offer a direct mobile if they are taking your business seriously.
2. There is no substitute for experience, this is not an academic subject. Does your agent own an investment property?
At North Oxford Property Services (Oxfordlet.com) all our senior staff must own an investment property, only then can they fully understand your needs as an investor landlord first hand.
3. Successful Property Investment/Management needs two key ingredients. Marketing and Maintenance. These two roles require very different skills and are both essential:
 - a) The lettings manager achieves the highest rental return and introduces all potential tenants:
 - b) The property manager provides 24 hour emergency cover and cares for your investment, maintaining it in tip top condition, enhancing its value.
- 4) Check the letting agent has been established a good ten to twelve years, as this demonstrates a strong business with repeat customers and knowledge.

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Property Investment Top ten tips

to ensure you maximise the success of your residential property investment.....

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