

LOOK AT THE INVESTMENTS YOU MISSED OVER THE LAST YEAR...



Great opportunities for profit came and went over the last year - don't miss the next ones!

The past two years have been some of the most challenging we've ever faced in the world of property investment. However, the fall in property prices has opened the door for property investors, giving well-funded buyers the chance to buy property with huge discounts and take advantage of a strong rental market, achieving great yields. Listed below are some of the best deals you missed out on last year - don't miss the next ones we secure for you!

These properties were highly popular with investors as they provided everything they wanted from a buy-to-let property; the best location where there is already a strong rental demand and great rental yields all set within a high quality development. This helped to ensure that voids were low, giving investors the best return on investment possible. If a property doesn't match up to these demands, we won't offer it to you.

Islington Wharf, Manchester City Centre

Date Sold : January-February 2010

This iconic development in Manchester is centred around a canal and adjacent to a new tram stop to be built in 2012 which will increase property values significantly. All apartments are finished to the most luxurious of standards with designer kitchens, bathrooms and high quality fixtures and fittings.



Property : 2-bed apartments in a landmark, 21-storey building

Size : 650 ft²

Assetz Clients' Price	£94,000	Rental Income	£575 pcm
Non-Assetz Clients' Price	£125,000	Yield	7.3% gross, 6.2% net
Peak asking price (2007):	£145,500	Cash Positive	£2,900 per annum

Waterside, Liverpool Docklands

Date Sold : July-August 2009

Located in the heart of Liverpool's famous and exclusive waterfront development, these apartments were one of our most popular properties in 2009, and for good reason! Only a short walk to Liverpool city centre, these luxurious 2-bed apartments started from just £110,000 including parking. With gross yields up to 8.5%, it's not hard to see why they were so popular.



Property : 2-bed apartments in the heart of the world-famous Liverpool docklands

Size : 750 ft²

Assetz Clients' Price	£110,000 inc parking	Rental Income	£850 pcm
Non-Assetz Clients' Price	£168,000	Yield	9.3% gross, 7.5% net
Peak asking price (2007):	£224,000	Cash Positive	£3,450 per annum



Contact

Assetz House, Newby Road,
Stockport, Cheshire, SK7 5DA

Tel: 0845 400 9000
Fax: 0845 400 6010
Email: investors@assetz.co.uk
Web: www.investors.assetz.co.uk

i-Land, Birmingham City Centre

Date Sold : October-November 2009

These luxury apartments are in a prime location in Birmingham city centre and are finished to the highest standards. Chrome bathroom fittings, recessed down lighters, white oak front doors and a designer kitchen were all fitted as standard. To find such a high quality development is hard enough, let alone with 50% discounts.



Property : Luxury 2-bed apartments - beautiful bathroom fittings & designer kitchens Size : 550 ft²

Assetz Clients' Price	£101,000 inc parking	Rental Income	£750 pcm
Non-Assetz Clients' Price	£203,000	Yield	8.9% gross, 7.3% net
Peak asking price (2007):	£203,000	Cash Positive	£2,900 per annum

Green Quarter, Manchester City Centre

Date Sold : September-November 2009

"After seeing Assetz' huge discounts on 2-bed apartments in the Green Quarter I decided to buy one for £116,000. After completion I put the property back on the market and sold the property within a month for £146,000. I've only ever been able to find such good discounts in high quality apartments through Assetz."

P Stewart, February 2010



Property : Highly desirable 2-bed apartments with superb discounts Size : 700 ft²

Assetz Clients' Price	£116,000 inc parking	Rental Income	£850 pcm
Non-Assetz Clients' Price	£232,000	Yield	8.8% gross, 7.5% net
Peak asking price (2007):	£232,000	Cash Positive	£2,950 per annum

Springfield Court, Manchester City Centre

Date Sold : January-February 2010

"I purchased a 2-bed apartment in Springfield Court through Assetz. I completed on a Friday, had the apartment furnished on the following Tuesday and tenanted on the Wednesday at £50 per month more than was suggested. If only I purchased my other properties through Assetz..."

R Wylds, February 2010



Property : Contemporary 1 & 2-bed Manchester city centre apartments Size : 640 ft²

Assetz Clients' Price	£100,000 inc parking	Rental Income	£700 pcm
Non-Assetz Clients' Price	£140,000	Yield	8.4% gross, 7.4% net
Peak asking price (2007):	£165,000	Cash Positive	£3,000 per annum



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We find our clients the best properties, at the best prices...

"I am one of a group of four experienced buy-to-let investors who have bought property from Assetz... interestingly, Assetz were able to help us get an extra discount on a development in Manchester that we had previously bought without Assetz at a slightly higher price. We learnt first hand how to make use of the bulk buying power that Assetz uses in order to obtain the best pricing for their investors. We would certainly use Assetz again..."

M Partington, December 2009

... that let quickly and profitably...

"I bought a one-bed and a two-bed apartment in a Manchester development with Assetz. I was very happy to learn that they let as quickly as the other properties I bought from them. One let within 24 hours and the other within days of the furniture going in."

R Wylds, January 2010

"We have purchased three properties through Assetz in the past two months which were swiftly completed and then tenanted at the indicated rents, giving us yields of up to 8%."

G Hopkins, December 2009

"In most instances we were successful in securing tenants prior to completion and achieved a higher rental return than other agents marketing similar properties in the same development. Subsequently, this resulted in many investors purchasing further apartments through Assetz given the great rental return that they initially experienced."

M Smith, Thornley Groves Letting Agent, March 2010

... we also keep the process simple...

"The tailored service takes the pain out of the whole process by providing expert advice and guidance all the way. The team answered all queries quickly and efficiently and unusual circumstances were dealt with with a minimum of fuss."

T Turner, December 2009

"We have been looking for a first step onto the property ladder for a while now and have finally made it, thanks to Assetz... in fact, to say all Assetz staff are helpful would be an understatement, we most certainly will not hesitate to use Assetz for our future investments!"

B Biring, December 2009

"From the start to the finish this has been a seamless and stress free transaction."

C Groves, December 2009

... so our clients are more than happy to recommend us...

"I have been recommending your company to a number of people already."

N Smith, December 2009

"We are incredibly happy with the advice, service and products offered by Assetz and will be recommending them to friends and family."

D Kirk, November 2009

... we really are different, register with us below or call us now.

"We have invested in a number of properties with Assetz over the past few years. We have dealt with many companies in the past and we find the Assetz team (including UK and international sales, after sales, accounting and mortgage broking) to be the most reliable consistently, offering quality deals, fast efficient service and advice. There are not many companies around who deliver exactly what they say they will deliver."

N Smith, December 2009

"We had bought other properties before but this was our first with Assetz - we were amazed at how simple the process was made by comparison. The confidence and care shown were much appreciated."

P Coulthard, December 2009



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