



Only-Property.co.uk

Property Investment Advice for Professionals

Portfolio Management Solutions

If you run a large property portfolio, or you are starting off with property investment for the first time – the essential principle is the same. **YOU ARE NOW RUNNING A BUSINESS.**

Only Property offer a variety of services for the professional property investor and can coordinate and manage many aspects of your investment for you.

Sourcing a Property – our contacts within the industry have allowed us to negotiate discounted property purchases, and we can also provide you with a demographic report, independent property valuations, environmental and local searches, comparable property and rental evidence and ready made buy to let property solutions.

We are happy to assist you with your property negotiations, strengthening your position as a potential purchaser and using our experience to advise on short leases, defective leases, freehold flats, houses in multiple occupation etc. All purchasing opportunities.

Financing a Property – our experience in the buy to let market has allowed us to develop niche solutions for the ever more demanding buy to let market. Our mortgage sourcing facility is FULLY independent and our rapport with lenders allows us to promote unique financial solutions. Our ability to process 'more difficult' mortgages allows you to purchase more profitable property.

No rental calculation mortgages available, auction finance, investment mortgages for foreign nationals, difficult constructions, adverse credit and managing highly geared portfolios, builders deposits allowed, mortgages against valuation possible, houses in multiple occupation, second charges, bridging and development finance available. **We welcome all enquiries no matter how impossible it may seem!**

Insuring a Property – We can source competitive insurance products for you – including buildings, contents, portfolio buildings and contents, legal insurance, rental insurance, landlords insurance and all matters of life and income protection insurance – we can even offer your tenants contents insurance. We'll handle your renewals for you and save you money!

Financial Planning Advice – We are always happy to advise on the overlapping areas of financial advice. Have you considered the effects of pension legislation on your portfolio? What about Capital Gains Tax or Inheritance Tax? Are you adequately insured in the event of a critical illness? Have you made a will?

The effects of a successful portfolio will undoubtedly have an effect on your financial planning needs; we believe the right approach is to listen to your needs and objectives, understand your requirements and aspirations and to deliver tailored solutions to achieve all your goals.

Portfolio Planning Advice – We'll manage your mortgage finances and highlight opportunities for re-gearing and money saving through a variety of specialist techniques such as portfolio rental balancing, or equity lending. With constant access to the mortgage market and with access to market leading exclusive deals we can ensure your portfolio liabilities are managed, leaving you to concentrate on the assets!

Administration Assistance – If we are looking after your portfolio we understand that administration can become a burden. All purchases can be managed by our process team who are happy to coordinate your purchase, liaising with estate agents, developers or solicitors to expedite the process to your needs. We will pre-populate mortgage application forms for repeat business and coordinate documentation requirements with you regularly in order to ensure the easiest of transactions.

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