



**Uff Da Property Ltd**

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Company No. 07472352

Dear Investor,

Thank you for your time and attention. I hope that you find the below beneficial and interesting and look forward to working with you to meet our investment needs.

**What Uff Da Property is doing**

As the current economic situation persists, deals are becoming easier to work out and as we grow in the market place through our marketing and work with estate agents, we get more and more deals entering our pipeline. Through this pipeline, Uff Da is currently finding plenty of deals which stack up and meet our criteria; below market value, (meaning that the comparables in the surrounding area are 20%+ higher than what we can purchase the property for) we add value, refinance and pull our working capital out and recycle these funds in order to continue building.

When analyzing our pipeline deals, we apply our chosen exit strategy scenarios in order to prepare for as many potential situations as possible. This is another stage in controlling our risk preserving our capital. Our main exit strategies are:

- a) Refurbish, refinance and rent out
  - a. Single family let
  - b. Multi-let
  - c. HMO – House of Multiple Occupancy
- b) Refurbish, tenant and sell on as a fully packaged deal to another investor
- c) Refurbish and sell on to the public for max profit

In conjunction with our own portfolio, we have begun a business to build portfolios for other investors. With the current appetite for an asset class which performs better than bank savings rates, with less risk than stocks and shares, we are seeing a lot of investors which are interested in and would benefit from our help in building their own portfolios. Uff Da offers the opportunity to leverage our skills, contacts, knowledge and abilities to find and source properties for investors own portfolios.

**Area Overview – Why Leeds**

House prices in Leeds and Yorkshire have stagnated over 2011/2012. This long term inability to sell, some houses on the market for months, if not years at a time, helps Uff Da acquire deals through offering a way out for the vendor and a reasonable addition to our client's portfolio. I have seen some 3 bed back-to-backs going at auction for as little as £30,000, or 50%+ below what they would have gone for at the peak of the market.

This presents a huge opportunity for fluid investors who can get in and purchase quickly – providing room to negotiate prices to desired/serviceable levels; thereby

increasing cashflow, and long term provides a larger capital return when the market begins to pick up.

We have a large, extensive family and friends base in Leeds, combined with a fantastic power team of builders, letting agents, solicitors, mortgage brokers along with growing relationships with the local estate agents. With house prices at reasonable levels and the ability to split one's seed capital over a number of properties, will help to spread your risk and offer you economies of scale in refurbishments, letting agents, etc.

We believe 2013 will be the year for continuing to grow the portfolio, doing projects and lining investments up in order to truly benefit from some of the best discounts in 20 years, when the housing market picks up again we want to make sure we are well placed to take advantage of the next session of growth.

## **Objectives**

We use the below criteria to build our own portfolio and offer this strategy to our clients as a way to build a healthy, self perpetuating portfolio.

1. To generate capital through buying heavily discounted property, refurbishing it and refinancing at market value, pulling out capital and cost to continue growth, while maintaining a healthy equity ratio across the portfolio.
2. To purchase at a minimum of 25% below market value (BMV).
3. To build capital through buying property that will increase in value over time; further enhancing our BMV deals.
4. To build a cash flowing (income generating) property portfolio consisting of:
  - a. Buy-to-lets (BTL)
  - b. Houses of Multiple Occupancy (HMO)
    - i. Student lets
    - ii. Doctors/nurses
    - iii. Ex-military
5. To invest in properties producing a minimum monthly cash flow of:
  - a. BTL including freehold/leasehold blocks = £100+
  - b. HMO = £300+

We make our profits when we buy. Refinance to pull our initial investment out and recycle to purchase again, therefore furthering our growth. There are risks in everything in life, the difference being that these are calculated risks we are taking and by running the figures, making the deals stack up and securing our profits when we purchase, we are minimising those risks we have control over.

## **Experience – Track Record**

I find myself in England, wanting to build something that one day I can be proud of, a portfolio that can provide a living for my family and allowing me the freedom to help other people become financially free as well. So I began seeking out ways to get into the property market and started taking courses, reading books and getting to know people with a like mindset who want to build a property portfolio. January, February and March 2011, we bought our first three properties. Six months along and we recycled our seed capital to purchase more properties.

### Arthington Street

On Market: £89,950  
Purchase price: £60,000  
Deposit: £15,000  
Works: £1,000

Re-valued: £80,000  
Deposit: £20,000  
New Mortgage level: £60,000  
Cash pulled out to recycle: £15,000

### Windermere Road

On Market: £80,000  
Purchase price: £55,000  
Deposit: £13,750  
Works: £5,000

Re-valued: £75,000  
Deposit: £18,750  
New Mortgage level: £56,250  
Cash pulled out to recycle: £14,000

We bought our first house in January 2011. The vendor had an asking price of £89,950; I offered £60,000, which was accepted giving me a below asking price discount of 34%. There are comparables in the area, which are on the market for a minimum of £85,000 and I have refinanced to pull my initial deposit out of the property to purchase number four in our portfolio. When I refinanced, the interest rate dropped to 4.39%, and even with the additional borrowing taking the mortgage amount from £45,000 to £60,000, the monthly payment has been maintained, not impeding cashflow, while allowing the capital recycling for continued growth. We have also, while building for ourselves, been sourcing properties to other investors and setting up a portfolio building enterprise in order to both monetize larger numbers of deals, growing our cashflow; but also to help fellow investors to take advantage of our network and grow their passive incomes through property portfolio's of their own.

In the 16 months following our initial purchase, we have created a portfolio of 6 BTL's and 1 HMO from scratch; as well as buying our own first home. This year, 2013, we are looking to double that and create another level of financial freedom.

### **Summary**

We work to:  
Purchase Below true Market Value properties

Build at a strong, consistent rate, replicating our success and building equity in our portfolio while leveraging our success to create that steady, progressive, sustainable growth. Leveraging cash, time and skills.

Hone in on our 'Goldmine' area, but also watching out for bargains/opportunities elsewhere as additional streams of income and profit.

Investors who want to get into the property market can leverage our time, skills and knowledge to help them obtain that passive income and build their portfolios.

Thanks and Regards,

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