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[Exclusive New UK Deal secured by www.property-investment-deals.com](http://www.property-investment-deals.com)

**Exclusive 100% Finance available**

**Incredibly low rates – estimated to be 4.25% interest only!**

**Cashflow Positive**

**Prices already negotiated to very low levels!**



Computer Generated Image External Elevation

Showing Walk-on Balconies

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Amazing and Unique Opportunity:

- First New **'Contemporary City Living'** development to be built in the town
- **Stylish** designed apartments in **'Iconic Building'**
- **'Glass & Chrome'** effect with proper walk on balconies
- Completion estimated August **2009**
- **Prices From ONLY £66,000**
- RICS Valuation – King Sturge
- **100% GUARANTEED PRIVATE MORTGAGE at 1.25% over base rate – just 4.25% just now!**
- **No Deposit**
- **Interest Only** or Capital and Interest
- **All in for £4950!**
- **No Redemption Fee**
- Expected Gross Yields up to **7.3%**
- **Cash flow positive by around £50 a month after all costs!**

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### Exclusive Deal

We have been working towards securing this opportunity for some time. Not only have we secured an amazing and exclusive property investment opportunity, the building itself being the first of its kind in Barnsley, an **'Iconic Building'** with **'Stylish Apartments'** bringing **'Contemporary City Living'** to this busy town centre. We have also developed a purchasing solution to help combat the 'lack of suitable finance choices' available to investors by enabling any UK or Irish citizen to buy an investment property with a **100% Mortgage**.

### **The Benefits to you**

- **Brand New Property** – under warranty and maintenance free property for many years
- Buy at a Fraction of the intended price – pre-credit crunch
- **Good Rental Demand**
- **Town Centre** Location with **University** Campus
- **Maximum Investment Performance** - Property Fit to offer FULL LET AND PROPERTY MANAGEMENT services
- **Guaranteed 100% Private Mortgage** – No Deposit, No Valuation, No Mortgage Arrangement Fees and No Early Redemption Penalties

### Private Mortgage:

**'Your unique opportunity to buy an investment property with a competitive 100% mortgage funding'.**

[www.property-investment-deals.com](http://www.property-investment-deals.com) is mindful of the current restrictions in place when attempting to source suitable, competitive and appropriate mortgage funding. Working with Industrial and Corporate Finance Limited (ICFL), a well respected international development and business funder based in Leeds, we have provided a financial solution to help so many of our clients buy a superb property investment in these challenging times.

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Industrial and Corporate Finance Limited (ICFL) is providing a **GUARANTEED PRIVATE MORTGAGE** to the value of up to **100%** of the purchase price to all buyers with UK or Irish citizenship.

**Terms:**

- **The mortgage repayment will be calculated at 1.25% above the Bank of England base interest rate.**
- **No mortgage arrangement fee or set up fee will be charges.**
- **No early redemption charges will be made.**
- **Interest Only or Capital & Interest repayment options can be chosen.**
- **Applicants must be aged between 18 & 60 at the time of application.**
- **Applicants must be home owners.**
- **Full written terms of the ICFL mortgage offer shall be forwarded to your Solicitor managing your conveyance.**
- **Available to UK and Irish citizens.**

It is not a prerequisite to accept a mortgage from ICFL.

You are entitled to purchase from your own means including with a mortgage through a lending source of your choice.

**[City Living Comes to Barnsley:](#)**

You will be aware of the many glamorous and contemporary buildings that have sprung up in all cities and large towns across the land. Many are 'Iconic Building' bringing the latest designs and modernist architecture to regenerated cities and town centres. Many of which are graced with coffee lounges, fashionable bars and restaurants to suite all tastes.

City Reach in Barnsley is no exception. This will be the first contemporary city living style development to be available in Barnsley town centre. We do not doubt its popularity with occupants. Tenants in particular will favour modern affordable and 'trendy' apartments to anything the town can currently offer.

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Lets face it, would you prefer to live in a new modern secure apartment, with excellent views of the town and within walking distance of all the extensive amenities, including the University campus when compared to an old traditional '2 up 2 down' terrace house on the outskirts of the town.

We were recently involved in a similar situation in Runcorn town centre located on the Cheshire Merseyside boarder. The local market was full of terraced house and small flat offerings. Then along came a new contemporary city living styled development that raised the 'bar', completely transforming the local market demand.

Without doubt, we believe that City Reach will be one of the favorite locations of tenants once complete.

### About Barnsley:

Barnsley is situated in West Yorkshire, close to Sheffield, Leeds, Wakefield and Huddersfield. It is also only 30 miles from Manchester, across the 'Penines'. The town is situated close to the M6 motorway making for easy commuting to neighbouring areas. Apart from the large busy town, the area is mainly rural and surrounded by numerous villages, farms and rural areas, including Holme Firth, home to the TV soap, 'Last of the Summer Wine'.

Major investment is planned for Barnsley and the town centre in future years. Soon there will be a redeveloped market and a new transport system. Plans have been launched to provide a 'wall' of new land mark buildings circling the town. This is a very forward thinking town. Further information can be obtained from <http://www.barnsleydevelopmentagency.co.uk/>



### The Development:

The development is located on the main town centre ring road, across from the Albamba Shopping centre, local market and extensive shopping area. The building is located on a slightly elevated piece of land situated between a new 'Morrisons' super store and a modern office complex, home of HM Customs and Excise. The ground floor is to be used as business premises with interests including coffee lounge, office and gymnasium, thus providing the first level of residential units with higher level privacy and town centre views.

### Specification:

#### **Communal Areas**

- Door Access Control System

#### **Apartments**

- Vinyl flooring to kitchen and wet areas
- Fitted Kitchen Units with appliances, including 'stainless steel' cooker/hob, integral fridge / freezer and washer drier
- Modern white bathroom suite with shower screen
- White 'eggshell' contemporary decoration finishes
- Inset spot lighting to Kitchen and Bathroom

### Rental Demand:

The design product alone will ensure this development will have a strong tenant demand. The likely demand will be from 20 -30's single and professional couples as well as more affluent students with financial means or parental guarantee.

Property Fit has vast experience in sourcing, delivering setting up and managing developments where in particular, most of the units will be initially offered for rent at the same time. Be realistic with your first let. We recommend you budget an initial letting (void) period of 3 months. Pitch the rent at a competitive level to ensure a let with the view to increasing the rental charged when seeking your second tenant.

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Some property is likely to be pre-let for completion, other units may take longer. Our team will be proactively marketing the apartments through agents and to large local employers to attract as much interest as possible for immediate lets on completion.

### **Estimated Rents:**

<b>1 Bedroom Apartments</b>	<b>From £375 - £425</b>
<b>2 Bedroom Apartments</b>	<b>From £450 - £500</b>

### **Property Management:**

Property Fit will be offering full letting and management services on this development. Our services will include:

- Local property management individuals employed by Property Fit to undertake all day to day letting and property management functions, managed by our Directors
- Dedicated website to exclusively market property TO LET
- Uploads to national property website portals including rightmove, primelocation and findaproperty and advertising in localized area
- Accompanied property viewings, vetting, insurance backed referencing, rental guarantee options, tenancy preparation, commencement and move in 'home demonstration'.
- Rental collection, deposit management, repairs co-ordination and management, safety compliance and certification management

You do not feel obliged to accept our property management services. We offer these services to look after its clients and provide reassurance of receiving a professional letting and management service.

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### Price List:

The price list is available as a separate attachment – we have already negotiated on these prices to get excellent value!

- 1 bedroom apartments from £66,000
- 2 bedroom apartments from £93,000

### The Valuation:

Our latest professional valuation was completed on 29<sup>th</sup> October 2008 by a well known national firm of Chartered Surveyors, King Sturge. The valuation has taken into account the current market conditions and the valuation report meets with the approval of ICFL with respect to their funding arrangements.

A copy of the valuation schedule is available now and a copy of the full report will be provided on reservation.

### Additional Information:

The following information is provided for future consideration:

#### **Service Charge**

The service charge has not yet been formally approved. We will be involved in the setting of this charge and may be appointed as the managing agents of the communal area. As the properties are exclusively promoted to our clients, collectively we are in a strong position to approve realistic charges or even exercise the right of self management if required.

Estimated monthly service charge: **£50.00**

#### **Building Insurance**

A Building Insurance protection policy premium will be included in the service charge payment. All apartments are sold with a warranty, which will be NHBC or



Zurich Protection. The final terms will be provided in the contract prior to contract exchange.

### **Commercial Units**

The ground floor area of the building shall contain up to commercial units. Interest has been expressed from a 'coffee shop' chain, a 'fitness' company, a 'dentist' and a business requiring office small office space. Residential owners are protected in the terms of lease as to the acceptable uses for these premises. Our partner is working with the developer to secure complementary users.

### **Parking**

There are a limited number of car parking spaces provided under the building. These spaces are not included in the price. Clearly Property Fit do not consider it an issue to 'buy' a dedicated car parking space as there is unlikely to be much demand from the occupants and there is opportunity to source cheap parking permits close by. It is unlikely that a car parking space will be a requirement for the 1 bedroom apartments. Occupants in the 2 bedroom apartments may require car parking from time to time. There will be the opportunity to purchase a car parking space a later date, should investors require this addition. Our partner are also in discussion with the 'Local Authority' with respect to sourcing competitive contract car parking in a number of public car parks, adjacent and close to the development. The principles are agreed and permit prices could start from as little as £10 pw. We will keep you informed on developments as they progress.

### **Reservation and Purchase Process:**

- **Please read this brochure** and consider the specification, information and summary terms.
- **Select your property** and contact us on 0115 9474155 or email [info@property-investment-deals.com](mailto:info@property-investment-deals.com) to reserve your property / properties
- **Complete a Reservation Form**
  - Pay Fees of £4,950.00 to reserve each apartment
- **Complete a Purchase Contract**
- **Set Up with Solicitor**

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- We will organize through our recommended lawyers
- **Reservation Period** is 5<sup>th</sup> November 2008 and 14<sup>th</sup> November 2008. Reservation closing date 14<sup>th</sup> November 2008
- **Contract Release** and Solicitors instructed on **17<sup>th</sup> November 2008**
- Contract documents and Mortgage Agreement will be issued to your Solicitors by next day delivery
- **Exchange Contracts** no later than **21 days** from receiving Contract Documents
- **Exchange Deposit £1,000** transferred from Reservation Fee
- **Estimated Completion Autumn 2009**

### Latest Availability

Please check the attached spreadsheet – with interest rates of just 4.25% this gives huge rental coverage of over 150% and positive cashflow!

This is a fantastic opportunity with finance all in place and we expect our 18 apartments to be reserved very quickly – already 5 investors have reserved this morning!

### Conclusion

**Exclusive 100% Finance available**

**Incredibly low rates – estimated to be 4.25% interest only!**

**Cashflow Positive**

**Prices already negotiated to very low levels!**

**All in for just £4950 per property!**



## Disclaimer

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