



**PROPERTY DEVELOPERS. INVESTMENTS.
SALES. LETTINGS. MANAGEMENT. RENOVATIONS**

www.tunafishproperty.co.uk

LIVERPOOL AND WIRRAL PROPERTY SOURCING

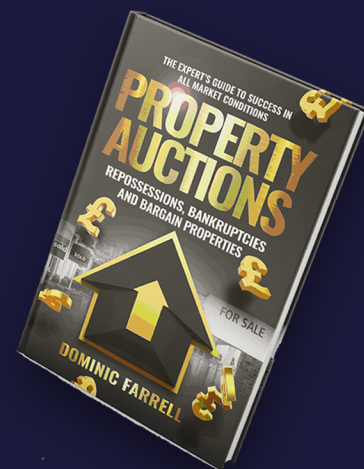
Location, type of property, and price are the key property investment terms that define the difference between success or failure, even within small distances between different Liverpool and Wirral postcodes. Get it right, even by 500m, you are on for success, get it wrong, then you could inherit a lot of hassle and potentially lose significant sums of money.

Our job at Tuna Fish is, as experts, to guide you to success in the Liverpool and Wirral property investment market. We have decades of hands-on experience and first-hand knowledge of the market. We were born in Liverpool, we live in Liverpool, our focus is, therefore, on Liverpool and its surrounding areas – Wirral and Merseyside – being the areas we know best. We are not a property sourcing company from outside the region, such as London, Birmingham, or Manchester. We live and breathe the Liverpool, Wirral, and Merseyside property market every single day. It is this that makes us different from other property sourcing agents. We are a family business, not a big corporate franchise, headquartered in London, or even overseas, lacking in-depth local knowledge and who usually relies on third party agents in the relevant area.

Tuna Fish has extensive experience of not just buying and developing properties, but also sourcing them for others. Clients wishing to invest in Liverpool are advised to tap into local expertise, so that they can rest assured that their property sourcing agents really do understand the marketplace and be at ease, knowing that they are in safe hands.

Liverpool and its surrounding areas are some of the best places in the UK to invest in residential property. Property prices are lower than average, yields are solid and rising year on year coupled with an ever-growing demand for rental properties.

For further information on our track record, strategy, and example properties over 14 years, please read or listen to the bestselling new property book **"Property Auctions: Repossessions, Bankruptcies and Bargain Properties"** published by Hamster Publishing and available at Amazon, Waterstones, and Barnes and Noble.



EXPERTS IN LIVERPOOL AND WIRRAL PROPERTY SOURCING – STRATEGY

First, we propose a FREE Zoom meeting to discuss your buy-to-let strategy and to establish your goals. Many investors in 2023 are looking for higher-than-average cash flow properties to provide a long-term income and pension. Others are looking for deals that they can refinance, and take out cash, to buy more properties to grow their portfolios.

Having defined the investment strategy, we would then discuss options for financing your purchase, whether using cash, mortgage, or 'friends and family funding' options which we have extensive experience in facilitating.



Based on our strategy discussion, Tuna Fish will research available properties which are for sale via, for example:



**Word
of mouth**



**Private
treaty**



**Off
market**



Auction



**Receivers and administrators
and through our network of
contacts in the industry**

PROPERTY SOURCING

We offer full flexibility in our service in that if you wish to travel to Liverpool to view your potential acquisition then that can easily be arranged. However, purchases can be arranged remotely, if preferred. We provide a comprehensive investment report of the prospective purchase. If having viewed the property you wish to proceed with the acquisition, Tuna Fish will negotiate the price on your behalf. If the property requires renovation, we can organise and supervise it, as your trusted partner on the ground. After completion, Tuna Fish would market the property for rental purposes, obtaining rental guarantee insurance, where required.

We can recommend solicitors, mortgage brokers, contractors, insurance brokers and everything you need to have in place to make the property legally compliant for the rental market.

PROPERTY AUCTIONS

Tuna Fish is an expert in buying and sourcing residential and commercial properties as well as apartment blocks in Liverpool and the surrounding areas. We buy in North West property auctions as well as auctions in London. We have a demonstrable, tangible, and successful track record of which we are immensely proud.

| OUR SERVICE, ALL INCLUDED IN THE FEE

- ✓ Zoom or telephone initial meeting to discuss property investment strategy.
- ✓ Search the market/off-market/auctions for suitable properties given the strategy.
- ✓ Visit properties inspecting the condition, with emphasis on the structure, windows, roof, floors, electrics, gas, damp, and other significant factors.
- ✓ Narrow down the choice and make recommendations, including photos and videos in addition to an investment appraisal.
- ✓ Agree with the client a ceiling price, whether in the open market or at auction.
- ✓ Negotiate or bid on behalf of the client to the agreed price.
- ✓ Liaise with solicitors, mortgage brokers, valuers/surveyors where necessary.
- ✓ Drive the process for a quick and efficient completion.
- ✓ Where necessary, arrange for competitive quotes for works. Tuna Fish will also quote. In both cases, we can project manage, if required.
- ✓ Post-works, produce a snagging list for the contractor to make good BEFORE final payment is made.
- ✓ A comprehensive lettings plan included in the sourcing fee (This alone is worth c.£1,000):
 - Tuna Fish Lettings board outside the property.
 - Listings on Zoopla, PrimeLocation, On The Market and other portals.
 - E-mail to our database of prospective tenants.
 - Accompanied viewings.
 - Referencing, including Right to Rent.
 - Option of rental guarantee and legal insurance.
 - Check-in and electronic inventory.

Sourcing Fee from £3,950

The Sourcing Fee will be recouped in the value obtained in the property and is also tax deductible.

A monthly fee of just 7.95% to manage the property and we can offer an insurance-backed rental guarantee for complete peace of mind. When tenants cannot or will not pay, you are protected, not only from rent arrears but also from any tenancy breach. The Tuna Fish Rent Guarantee is market-leading and pays up to 15 months' rent should it become necessary. Legal costs for obtaining possession are also covered.

Throughout the process, Tuna Fish director, Dominic Farrell, is at the end of the phone to discuss the process and after completion, will be available to take your call.





PURCHASED 2023

£90,000

28% Below Market Value
Yield 10% or
17% net as a HMO



PURCHASED 2020

£45,000

Value 2023 - £110,000
Tenanted at purchase
No renovation required



PURCHASED 2022

£25,000

Yield 23%



PURCHASED 2023

£70,000

Yield 11%



PURCHASED 2023

£17,500

Off-market

2 bed garden flat – £5,000 works

Yield 28%



PURCHASED 2023

£5,000

Off-market – debt for asset swap

Apartment, no works required

Rent £550 pcm or £6,600 pa



PURCHASED 2023

£55,000

Refurbished by Tuna Fish Property

Yield 11%



PURCHASED 2023

£75,000

Comparable in road £125,000

Yield 12%



TEN EXAMPLES OF PROPERTIES RECENTLY SOURCED FOR CLIENTS

	PROPERTY	AUCTION	PURCHASE PRICE	GROSS YIELD
1	Rumney Road L4	Venmores	£71,000	10.05%
2	Flat 24 10-12 Pall Mall L3	Venmores	£25,000	23%
3	Romley Street L4	Barnard Marcus	£59,000	11.2%
4	Alpha Street L21	Barnard Marcus	£77,000	9.7%
5	Parkinson Road L9	Barnard Marcus	£66,000	10.5%
6	Bedford Road L20	Venmores	£90,000	10%
7	Russian Drive L13	Venmores	£134,000	8%
8	Prior Street L20	Sutton Kersh	£70,000	11%
9	Poulton Road, CH44	Venmores	£90,000	18% net (HMO)
10	Rawson Road L21	Venmores	£96,000	Development

NOTES:

Some of the properties were under-rented, so the competition, which doesn't know the market, limited their bids. In the case of property 1 for example, the rent was 48% below the market rent. It was set 7 years ago and has not increased.

We know a lot about property 2. We are about to take over management of the block, reduce the service charge, improve the communal areas, and therefore will increase capital values and rents.

Three properties were sold by a company which presented several advantages for people who know the Liverpool market well.

Property 6, Bedford Road could be converted to an HMO and would yield 17% net.

Property 7, Russian Drive is a freehold block of two flats.

Property 10 is a former cannabis farm but in a very good location. It's 185m2 and represents an excellent development opportunity. There is also land at the rear as part of the purchase.



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Tuna Fish Property a trading name of Tuna Fish Limited a company registered in England and Wales at Companies House no. 08725230.
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