



Feb.  
2024

Hands-free Property  
Investment & Great Returns

# INVESTMENT GUIDE

West Midlands (Birmingham, Sandwell & Dudley Councils)



HANDSFREE  
PROPERTY INVESTMENT

**MENU**

**ABOUT US**

**WELCOME TO WEST MIDLANDS**

**YOUR INVESTMENT JOURNEY**

**PROPERTIES STRATEGIES**

**CASE STUDIES**



HANDSFREE  
PROPERTY INVESTMENT



## ABOUT US

Handsfree Property Investment is a dedicated and results-oriented company. Following our establishment since {year}, we've been dedicated to helping our clients achieve their financial goals through strategic property investment. We believe that maintaining quality relationships is key to success and work closely with our clients, streamlining our services to address them.

# Value and Relationship- First Mindset:



## Client-Centric Approach

Fostering strong relationships with our clients is central to our business philosophy. We dedicate time to thoroughly understanding your unique needs and tailor our services to achieve your investment goals.

## International Investor Support

Our highly skilled team is experienced in assisting remote and international investors.

## High-Return Investment Strategies

We remain current with industry trends and consistently enhance our expertise to keep our clients ahead of the competition.

# WELCOME TO BIRMINGHAM & WEST MIDLANDS

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At the very heart of England is the West Midlands' world-class, internationally significant economy and thriving business ecosystem, underpinned by the UK's youngest and most diverse population.

# WELCOME TO BIRMINGHAM & WEST MIDLANDS

## £117bn Economy

Making the West Midlands the largest economy of any Combined Authority and one of the UK's leading regions for attracting Foreign Direct Investment (FDI). Europe's Largest!

## Home to 4.7m People

With an economic output similar to that of Slovakia, the West Midlands is one of Europe's most dynamic, forward-looking and ambitious metropolitan regions.

## 9 Universities

Home to nine world-class higher education institutions - four ranked among the best in the world, with 55% graduate retention in the region, you're more likely to find the right people to develop and expand your business here than anywhere else.

## 132,000 students

studying core subjects at West Midlands universities, compared with Greater Manchester's 80,000, and 1.1M people of working age qualified to degree level (NVQ4+) or higher - highest outside London.

## Strong Transport Links 90% of the UK population

within a four-hour drive. Best connected city-region in the UK. Birmingham Airport is the international gateway to England's Heartland, with 54 airlines flying to over 250 destinations worldwide.

## Air, Road, and Rail Transportation

1hr 20m Birmingham to London in 1 hour 20 minutes via rail. Birmingham to London in 38 minutes via HS2 by 2029. 49 Birmingham Airport flying direct to over 130 destinations in 49 countries.

# WELCOME TO BIRMINGHAM & WEST MIDLANDS

**Tech** The West Midlands is the fastest-growing tech economy in the UK. With a talent pool as skilled as it is diverse and deep. 100+ tech hubs, commercial test beds, accelerators and collaboration facilities. Being the first region-wide 5G testbed in the UK.

**Innovation and Creativity** Birmingham has 18,394 start-ups – more than any other UK regional city. The largest automotive research facility in Europe in partnership with Jaguar Land Rover and Tata.

## **Progressive Increase in Property Value**

Birmingham property has increased in value by 21.5% over the last five years, a rise of £40,500. Birmingham and the West Midlands have lower operating and living costs than the capital and other international cities.

**Quality of Life** Birmingham offers a high-quality lifestyle for less. A region where people are 40% better off than those living in London and where your money goes further than many other parts of the UK. Also, a great mix of affordable urban and rural lifestyle options.

## **Cost Effective**

West Midlands boasts of 8.1% average affordability ratio compared to 10.5% national average.

**Fastest Private Sector Jobs Growth** With a £117 billion economy, a combined population of 4.7 mil and a workforce of 1.1 mil. An average salary that is 6% lower than national average.



# OUR SERVICES

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## Property Sourcing

Identifying a promising and profitable property amidst the complexities of paperwork, UK regulations, brokers, surveyors, and refurbishment can be overwhelming.

### **We Are Here to Help You**

Our dedicated team is committed to offering a seamless, stress-free, and comprehensive service that maintains the highest quality from beginning to end. You can trust us to manage all the details, ensuring your experience is as smooth as possible.

# OUR SERVICES

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## YOUR INVESTMENT JOURNEY WITH US IN 8 STEPS!

### Step 1 - Consultation

Through a video or phone call, this 1-to-1 opportunity allows you to learn more about our property investment process and how we can help you reach your financial goals.

We will discuss your investment objectives, risk tolerance, and current market conditions. We will also answer questions about our services, including property sourcing, refurbishment, and viewings.

By the end of the call, you will have a clear understanding of how we can collaborate to create a personalized investment strategy that fits your needs.

# OUR SERVICES

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## YOUR INVESTMENT JOURNEY WITH US IN 8 STEPS!

### Step 2 - Property Search

Our in-house team consists of seasoned professionals knowledgeable in the property market.

We leverage our expertise and contacts to identify properties that align with our client's investment criteria.

We also monitor new properties on the market and pre-screen them to ensure they are suitable for investment.

You can be assured that you are receiving the best possible properties at the best prices!

# OUR SERVICES

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## YOUR INVESTMENT JOURNEY WITH US IN 8 STEPS!

### Step 3 - Property Viewing

We recognize the importance of making well-informed investment decisions. Our service includes a 360-degree virtual tour, a video tour, high-quality photos, and a forecast detailing refurbishment costs and expected returns.

This provides you with a comprehensive understanding of the property's potential, allowing you to make confident decisions without needing to travel to the property location.

# OUR SERVICES

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## YOUR INVESTMENT JOURNEY WITH US IN 8 STEPS!

### Step 4 - Securing Property

Deals can be complex to negotiate and time-consuming, but with us, you have a partner throughout the whole journey.

Once we have identified a property you are interested in, we will negotiate the purchase price on your behalf. We will advise on local purchase prices, rents and will give you our honest opinion on any property on what to offer/pay for that property.

This ensures all of our clients get the best possible deals for long-term property wealth.

# OUR SERVICES

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## YOUR INVESTMENT JOURNEY WITH US IN 8 STEPS!

### Step 5 - Initiate Conveyancing

We go above and beyond to ensure our clients have a smooth and hassle-free experience by assisting them during the conveyancing process.

Conveyancing, the legal process of transferring property ownership, can be time-consuming and confusing for those unfamiliar with it.

By supporting our clients, we ensure the process is completed efficiently and accurately.

# OUR SERVICES

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## YOUR INVESTMENT JOURNEY WITH US IN 8 STEPS!

### Step 6 - Case Progression

We have a dedicated case progressor who will provide you with regular updates on the status of your property purchase, including any potential issues or delays and the steps being taken to resolve them.

They will also serve as a point of contact between you and the various parties involved in the transaction, such as solicitors and local authorities, ensuring that everything runs smoothly.

# OUR SERVICES

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## YOUR INVESTMENT JOURNEY WITH US IN 8 STEPS!

### Step 7 - Property Refurbishment

The property's condition significantly impacts its value and potential return on investment. That's why we offer a comprehensive property refurbishment service using our in-house team of experienced professionals skilled in all aspects of property renovation.

We manage the entire refurbishment process, from planning and design to construction and finishing, delivering high-quality work that meets the highest standards while being mindful of costs.

This ensures your property is transformed into a beautiful, comfortable, and valuable home.

# OUR SERVICES

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## YOUR INVESTMENT JOURNEY WITH US IN 8 STEPS!

### Step 8 - Completion

Concluding a property transaction marks the beginning of the journey for our clients. After refurbishment, one of our agents will conduct a final inspection to ensure everything meets the highest standards.

The keys will be handed over to one of our business partners, who will assist with your exit strategy, whether it's buy-to-let, social housing, HMO, or serviced accommodation, ensuring you can start generating income as soon as possible.

This provides a clear plan for the property to maximize your return on investment.

# OUR SERVICES

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## Choosing The Right Strategy

### Property Strategies

Selecting the appropriate team is crucial, but the investment strategy you choose is equally important. Handsfree, we offer a variety of investment strategies!

#### BTL (Buy-to-Let)

Highly effective in Birmingham, offering consistent rental demand and solid returns.

#### Social Housing

Delivers great returns with enhanced security through 3-5 year fixed contracts, with no voids and repairs covered.

# Rental Returns

Postal Code	2 Bed	3 Bed	4 Bed	Average Gross Yield
Dy1Dudley	Price- £120-150 Rental 850-900	Price- £120-160K Rental 900-1050	Price- £170-210K Rental 1300-1500	6 - 8.5%
B64 Cradley Heat	Price- £130-160 Rental 850-1000	Price- £135- 170K Rental 950-1100	Price- £190- 250K Rental 1200- 1350	6 - 8%
B63 Halesowen	Price- £110-140K Rental 780-900	Price- £130-155K Rental 850-1000	Price- £180-220K Rental 1150-1400	6 - 9%
B65 - Rowley Regis	Price- £120-150K Rental 850-950	Price- £125-155K Rental 950-1150	Price- £200-250K Rental 1150-1400	7 - 9%

# SOCIAL HOUSING

- 3 or 5 year contract
- Fixed monthly income with NO Voids or maintenance costs based on number of bedrooms
- Housing association (HA) will take a lease on this property and guarantee rent on completion for the duration of the contract (3 or 5 years as per your choice)
- We will make sure the property has all required certificates so it can be let out such as; Gas Safety Certificate, Electric Safety Certificate and Fire Risk Assessment (HMO Only)
- Housing Officers from HA will regularly check the property in line with compliance by the Home Office.
- Anything not considered fair wear and tear and major refurbishment items are covered under the contract.
- Property will need to comply with social housing regulations.



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<https://handsfreeportfolio.co.uk/>

**Start your Investment  
Journey with Us Today!**

[Click Here To Schedule A Meeting](https://tidycal.com/tkonov/15-minute-meeting)

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