

# FINDING THE RIGHT BUY TO LET PROPERTY



**Why do you want to get a buy-to-let property?  
What is your goal?**

Ultimately, every decision you make along your property investment journey should be aligned with your personal circumstances and your goal. You need to think about the following:

- What can you afford to buy?
- How much rental income would you like to make each month?
- Do you want to manage the property yourself or pay for a letting agent?
- What type of tenant would you like to live in your property?  
What location would you like your property to be in?
- How old would you like the property to be?

Are you willing to redecorate/renovate if necessary? With your answers in mind, take a look at these different types of properties; see if you can identify which would best suit you.



### **An Ordinary 3 Bedroom House**

With our growing population, there will always be couples and small families looking for a 3-bed house to rent. If you're looking for a small monthly income and to build equity long term, this is a suitable property.

### **HMO's**

A house of multiple occupation is where it's split up into different rooms that are rented individually. This tends to generate a better yield, however, does require a higher level of maintenance and management.

### **Apartments & Flats**

Newer apartments and flats have a good tenant demand so they're likely to be swept up quickly. They're more affordable than houses and wouldn't need much work doing to them. They also generate good monthly cash flow and have capital growth potential. It's important to watch out for ground rent and maintenance fees with leasehold properties as these could eat into your profits.

### **Holiday Rentals**

Holiday rentals are popular now. You can rent out and use the property as you wish, there are tax advantages, and in the right areas there is capital appreciation potential. You need to be aware that your income will be seasonal.

Please be aware that this property will form part of your estate and may be subject to Inheritance Tax (unless borrower is a Limited Company or LLP). There could also be a potential liability for Capital Gains Tax when you come to sell the property. Business Buy to Let mortgages are not regulated by the Financial Conduct Authority.

If you would like help identifying the right buy to let property,  
let's have a discovery chat