



# Clarice Carr & Company

Residential Investment Consultancy

Helping you create wealth  
through residential  
property investment,  
refurbishment and  
marketing.



[www.claricecarr.com](http://www.claricecarr.com)



# Simple solutions for property investment success.

- The team at Clarice Carr & Company have developed a simple way to help you make money from residential property investment.
- We find rundown properties and manage their refurbishment for rental or sale.
- Whether you're looking at buy to let or buy to sell, we can help you find the right property and manage the entire process from beginning to end, leaving you secure in the knowledge that your interests are being looked after, every step of the way.



## ***Why North East England?***

*We know this region well, we know the local markets and we know the right places to look for buy to let and buy to sell properties.*

*The region is blessed with a wide range of housing stock and, because prices tend to stay relatively stable compared to other parts of the UK, we can give you a good idea of the figures before you sign on the dotted line.*



# Investment Options

## Buy To Let

Long-term investment solution

By finding properties in need of improvement and bringing them up to a rentable standard, you can create immediate value and ensure a long-term rental income. Based on your budget and desired outcomes, our team will help you build your portfolio and we'll be with you every step of the way.

## Buy To Sell

Short-term investment solution

With property prices remaining stagnant in many areas, the one way to add value is to buy a rundown home and refurbish it. We can help you source the right property, add value through improvements and then sell it on to a homebuyer via our partner agent network.



# Buy To Let

Property Finder  
Refurbishment & Improvements  
Portfolio Building  
Property Management

- The UK property market can be volatile, especially in London. In many provincial areas, however, prices don't fluctuate much at all. This may not sound as exciting as the London market, but it does offer an opportunity for the buy to let investor.
- The secret of investment success in these areas is to find a property that needs work and take it on as a project. The improvement works will typically cost less than 50% of the value you can create. so there will be an instant paper profit.
- This means that, if you remortgage the completed property at 75%, it's usually possible to cover the purchase price and the cost of the work done. The mortgage will be covered by the rental income, so your cash can be freed up for your next project or to re-invest elsewhere.
- It's a simple philosophy and it works. You just need someone to find the properties and manage your investment. That's where Clarice Carr & Company can help.



# Buy To Sell

Property Finder  
Refurbishment & Improvements  
Marketing Your Property

- You can't always rely on property prices to go up, especially in the short term, so if you want to make money from buying and selling houses, refurbishment is the best option.
- A property in need of substantial updating will typically sell for 30-40% less than its potential value, which means there is scope to improve the property and realise a substantial profit when you sell it on.
- The trick is to find the right property with potential to sell and know what improvements to make, and how much to spend, in order to maximise your profit. That's where Clarice Carr and Company can help.



# Refurbishment & Improvement

Planning  
Project Management

We are experienced project managers with an established network of professional tradesmen and craftsmen to help get your investment ready for sale or rental. We can manage and deliver any project, regardless of scale or budget, whether or not you use our full property finder and ongoing management services.

## Getting it Right

The exact scope of the work needed will depend on many factors, from the existing condition of the property to the desired quality of finish and what you intend to do with the completed property.

Our expert team will work with you to deliver a costed project plan and a realistic timescale to deliver the desired end product.

## Delivering for You

Finalising the plan is only the beginning. We will supervise every aspect of the work, provide you with weekly reports and ensure that timescales are met.

When something unexpected does happen, as you will often find in an older property, we consult with the team and then come to you with the most cost-effective resolution.



# Property Management

Looking after your investment.

At Clarice Carr & Company, we understand that finding your investment property and completing the refurbishment is only the beginning.

Once you find your tenant, we can also take care of the day to day management of your property.

This service is available whether or not you use our property finder and project management services.

We will oversee the following:

- Deposit protection service
- Rent collection
- 24/7 callout service
- Quarterly inspections
- Planned and unscheduled maintenance
- Annual boiler service and gas safety
- Landlord insurance
- Dealing with all tenant-related queries (Including disputes and late payments)



# Case Study

Gloucester Place,  
South Shields

This three-bedroom property is located in a popular area of South Shields, Tyne & Wear, close to good schools and other amenities. It was purchased by a client as a buy to let property. They commissioned Clarice Carr & Company to undertake a full refurbishment of the property and gardens.

## Improvement Works

- New kitchen
- Refreshed bathroom
- Decorated throughout
- New carpets and flooring
- Partial rewire
- Front driveway and drop kerb
- New windows to rear elevation
- Rear garden landscaped

## Investment Analysis

- Purchase Price: £63,250
- Costs (inc Stamp Duty): £1,750
- Refurb costs: £11,700
- Miscellaneous costs: £560
- Our fees: £1,404
- Total Spend: £78,664
- Current Valuation: £100,000
- **Equity Created: £21,336**
- Monthly Rental: £550
- **Annual Return: 8.39%**



# Case Study

Gloucester Place,  
South Shields

Before



After



# Case Study

Gloucester Place,  
South Shields

Before



After



# Partners

The experts we work with to deliver a comprehensive residential investment service.

As part of our full end to end residential investment offering, we work closely with preferred partners in the property sector. These are all people we've used many times before, so we know they won't let you down. When you engage our services, you can choose our partners, or select your own.



Reliance Financial  
Services

Mortgage Brokers

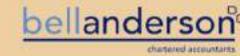
Financial consultants and experts in buy to let and buy to sell mortgages. FCA appointed representative.



Brian Mackenow & Co  
Solicitors

Conveyancing Services

Specialists in conveyancing and property law. Regulated by the Solicitors Regulatory Authority.



Bell Anderson  
Accountants

Chartered Accountants

Business and personal accountancy services. Members of the Institute of Chartered Accountants.



Colin Lilley Estate  
Agents

Property Services

Valuers, tenant referencing and preferred agency partner for the South Tyneside area.



# Our Fees

What we charge for our property services.

This guideline gives you an idea of how much it will cost to work with Clarice Carr & Company. We do appreciate that no two property projects are ever the same, and the way we charge for our services reflects that.

## Property Finder

Our property finder service costs a flat fee of £750 per property. This includes the following:

- An initial consultation and discussion on your property ambitions and requirements.
- Searching for your property via our network of estate agents and auctioneers in your chosen area.
- Conducting viewings on your behalf (with a video tour).
- Preparing a shortlist of suitable properties.
- Attending property auctions on your behalf (where necessary).
- Liaising with the agent and your appointed professionals throughout the purchase process.

If you are buying multiple properties, a discount will be offered.



# Our Fees

What we charge for our property services.

## Project Management

Our project management fees will be 12% of the overall project cost. This service includes:

- Creating a project plan, including timescales and full schedule of works.
- Designing new bathrooms and kitchens where needed. Agreeing style, suppliers and costs with you.
- Ordering decorating supplies, fixtures and fittings as specified.
- Engaging relevant tradespeople, obtaining costs for your approval and supervising completion of all works.
- Attending site to manage the project and deal with issues as necessary.
- Providing weekly progress reports.
- Dealing with any unforeseen jobs and liaising with you on costs and solutions.
- Ensuring all work is completed on time and on schedule.

This fee will reduce to 11% on the second and third properties and 10% on the fourth and fifth.



# Our Fees

What we charge for our property services.

## Property Management

To manage your property on your behalf, we will charge 10% of the monthly rent, subject to a minimum of £40 per month. This service includes:

- Deposit protection service
- Rent collection
- 24/7 callout service
- Quarterly inspections
- Planned and unscheduled maintenance
- Annual boiler service and gas safety
- Landlord insurance
- Dealing with all tenant-related queries
- If you have 2 or more properties under management, the minimum fee will not apply.

Special rates are available for portfolio clients.



# Next Steps

We are committed to sharing our knowledge and expertise with our clients to help achieve a return on their property investments.



**Clarice Carr & Company**

Residential Investment Consultancy

Working with Clarice Carr & Company begins with a meeting, face to face or online, to make sure we're right for one another.

We'll then share our knowledge to help you choose the right investment route and show you how we can make your residential investment simpler and more profitable.

Once we know what you want to achieve, we get on with the hard work of turning your ambitions into reality, and we keep in regular contact with progress updates and forward planning.

We are open and honest with all our clients and if we can't help you to achieve your goals, we'll help you find someone who can.

Get in touch:

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