

# RESIDENTIAL INVESTMENT

Atwell Martin is a broad based firm of Chartered Surveyors. The Residential Investment team provides the expertise to help in the acquisition of appropriate properties for both private and corporate clients. In addition we are involved with the sale of tenanted and vacant investment property throughout the UK and Europe.

The residential investment market covers a multitude of property types, from modern and period units, off plan bulk purchasers, student accommodation and diverse portfolios. We focus in matching the right type of stock to the specific needs of the investor.

Our investment services include:

**Investment Acquisition Service**  
**Investment Opportunities**  
**Portfolio Management**  
**Other Services**

## INVESTMENT ACQUISITION SERVICE

Our service is tailored towards the specific requirements of the investor. We specialise in the research, sourcing and acquisition of appropriate investment property from a single buy to let unit to significant portfolios.

Our expertise lies in identifying properties both on and off the market which we consider would perform well. The range of investors will often have differing criteria although the principles of diligent research and clear financial modelling ensure that the right product is sourced that suits each investor's strategy.

We work closely with accountants, banks, solicitors and fund managers whose clients are seeking exposure to the residential market. Within these professions we have built up a sound reputation for reliable performance within a market where a host of conflicting opinions is often confusing.

Our investment acquisition service includes:

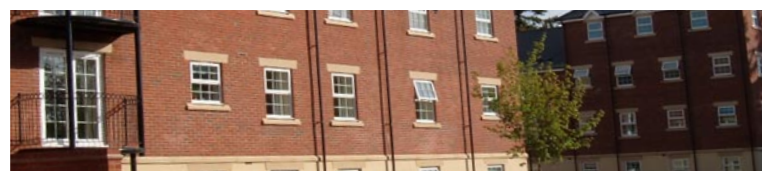
- ▶ Forming a clear strategy to suit investor's needs
- ▶ Researching optimum locations and type
- ▶ Sourcing appropriate opportunities both on & "off market"
- ▶ Advising on capital and rental values
- ▶ Annual income and expenditure analysis
- ▶ Negotiating optimum price and terms of purchase
- ▶ Liaising with solicitors and lenders to ensure smooth transition through exchange to completion
- ▶ Ongoing management and letting service
- ▶ Portfolio management service for multiple owners
- ▶ Formal "RICS Red Book" investment valuations
- ▶ Structural Survey and RICS Home Buyers reports undertaken if necessary

**ATWELL  
MARTIN**  
CHARTERED SURVEYORS

For more information please contact  
George Humphreys MRICS on 0207 581 2114  
george.humphreys@atwellmartin.co.uk

Paul Atwell on 01793 699316  
paul.atwell@atwellmartin.co.uk

To view current opportunities please visit our website  
[www.atwellmartin.co.uk/investment](http://www.atwellmartin.co.uk/investment)



## INVESTMENT OPPORTUNITIES

### UK

We have a number of investment opportunities ranging from single units to multiple block acquisitions. In addition we are involved with a variety of "off market" transactions. Availability is constantly changing and so we recommend that you register your interest to ensure that we cover your specific requirement.

### Overseas

There has been a considerable increase in the level of interest in overseas opportunities over the last 10 years. Capital increases and yields often appear irresistible and it is often difficult to see the wood from the trees. We are involved with several European and overseas projects and have particularly specialised in Romania where we consider that capital values have excellent potential for growth.

## PORTFOLIO MANAGEMENT

We offer a tailor made Portfolio Management Service which is designed to monitor and maximise the performance of portfolios from 10 or more units.

We advise on the creation of suitably balanced portfolios and have the in house letting and management capabilities to ensure that income and expenditure is monitored for maximum efficiency. Rental income is benchmarked across the local market and revenue levels are maximised through the use of sub agents where appropriate.



For more information please contact

George Humphreys MRICS on 0207 581 2114  
george.humphreys@atwellmartin.co.uk

Paul Atwell on 01793 699316  
paul.atwell@atwellmartin.co.uk

To view current opportunities please visit our website  
[www.atwellmartin.co.uk/investment](http://www.atwellmartin.co.uk/investment)

Atwell Martin Residential Investments  
170 Brompton Road Knightsbridge London  
SW3 1NW 0207 581 2114

56-57 Godwin Court Old Town Swindon  
Wiltshire SN1 4BB 01793 699316

[investment@atwellmartin.co.uk](mailto:investment@atwellmartin.co.uk)  
[www.atwellmartin.co.uk](http://www.atwellmartin.co.uk)



## OTHER SERVICES

### Syndicated Acquisitions

In order to maximise buying power we can arrange for funds from individual investors to be pooled. In this way larger lot sizes can be acquired with meaningful discounts and the individuals complete on pre chosen units.

### Research

Accurate information is the key to making correct investment decisions. Atwell Martin has a dedicated research team which provides up to date information that can be analysed and interpreted to aid the decision making process.

A significant amount of information can be gleaned from the web although this can be time consuming and often contradictory. We are used to separating the facts from the hyperbole. In addition we carry out our own bespoke research as well as detailed market analysis.

### Letting & Management

The Atwell Martin Letting and Management team has the experience and capability to deal with single buy to let investors as well as multi unit block holdings from corporate and syndicated landlords. Where our offices allow, we will source tenants directly. However, owing to the broad geographic spread of clients, we often administer the management and accounting disciplines and maximise rental income through sub agents to ensure the investment performs to optimum levels.

### Lending

The ability to supplement equity through borrowing dramatically increases the efficiency of your investment. Many investors have reliable financial advisers whilst some choose to source mortgages directly through the marketplace. For those clients who may wish to seek different avenues, then Atwell Martin works in conjunction with several lending advisers who can advise on an efficient "buy to let" mortgage through to significant structured finance projects.

### Investment Appraisal & Valuations

Our professional valuation team is involved with the appraisal and valuation of development sites, let investments and mixed use schemes for a wide variety of private and corporate clients. We would be happy to talk in detail on appraisal, valuation and survey requirements.