



# Investor Proposal



## WHAT'S IN THIS ISSUE

Lloret De Mar - 2-3

Zahara De La Sierra - 4-5

Investor Benefits - 6-7

## VENDOR FINANCE: DEALS AVAILABLE

John Mac

We Have some great Vendor Finance Deals Available in Spain. A 3 Bed Villa in Lloret De Mar & a Pair of Semis in Zahara De La Sierra.

These are a Great Investment with Returns of Up to 390% Per Annum.

All of the Properties are available with No Deposit Required, with Simple Monthly Payments over the agreed terms. At the end of the Contract Term Titles will be Transferred to the Investor.

Full Details Inside.

# 3 Bed Villa Lloret de Mar



Well established property built in 1980 has large Pool, Indoor Jacuzzi and Sauna.

Barbecue area, Garage and Gardens. Solar panels heat water for house and pool.

Very quiet area sold fully furnished .

The Property is in Girona, Lloret De Mar, has 3 Bedrooms, 2 Bathrooms, Private Pool & Garden, 15 mins from Beach, 30 Mins to Golf & 10 mins to Shops & Restaurants.

We are Direct to the Vendor who has agreed to sell on Vendor Finance, so No Deposit & No Interest to pay, a nice simple 2,000 Euros per month for 120 months.

Vendors Asking Price 240,000

Agreed Installment Plan 120 months      2,000

Average Nightly Rental      150

Average Monthly Rental      4562

Assume Only 50% Occupancy\*      2281

Covers Installment Payments & Pool Cleaning ( Renters pay for end of stay cleaning )

Upfront Costs Payable;

£4997 Tighcara Property fee

£1,000 ( approx ) Lawyers Fee

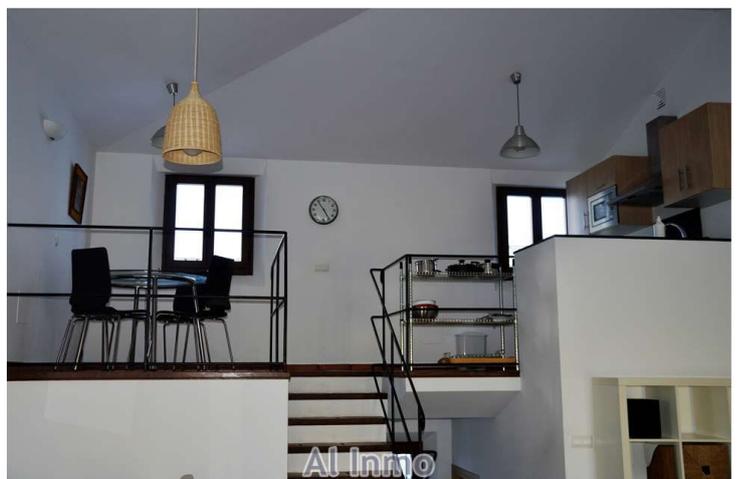
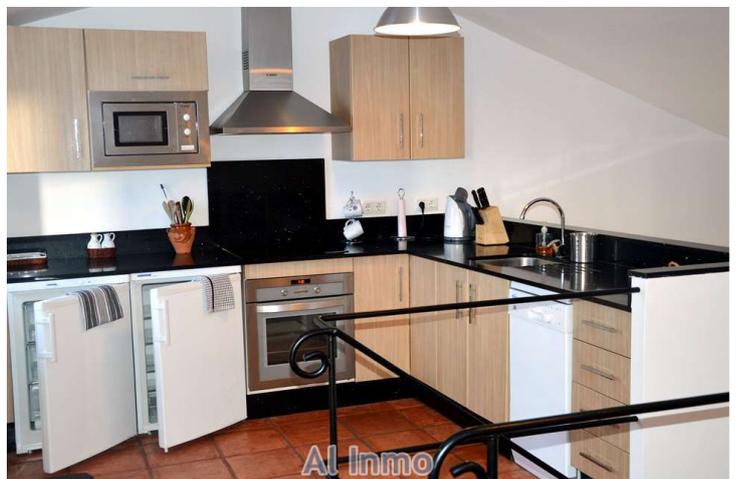
Say £6k so Return on Investment = 3,900% Growth ( 6k v 234k uplift )

OR 390% per Year Growth for 10 Years !!

NB We haven't factored in Any Capital Growth

\* Average occupancy is 60-70%

# Zahara de La Sierra



Very well finished off 2 Bed 2 Bath town house with lake view at the foot of the historical centre of Zahara de la Sierra. Possibility to buy a second identical house next door, perfect business opportunity.

The house was built new in the year 2010 to very high standards of insulation and attention to detail. An English architect designed the house to be modern and very light. The house has a good spacious feeling due to the high ceilings and the split levels.

We enter the house through a spacious entrance hall with built-in wardrobe. On the left-hand side, we have the first bathroom. Going up the stairs to the first split level, we enter a bright living and dining area with 2 Juliette balconies overlooking the lake. The ceilings are 4m27 high at the highest point. The next level accommodates the open and fully furnished kitchen with granite worktops and the breakfast corner.

From the entrance hall we go down another split level to the two spacious bedrooms with windows towards the lake. Both have built-in closets. And another split-level down is the second bathroom and the laundry area. From here we have access to a storage area of 1m20 high that covers the whole surface of the living area.

All bedrooms and the living area have an inverter heat pump providing air-conditioning in summer and heating in winter. There is also a wood burner. All windows are double glazing and of the highest specification (made of solid hard wood).

In front of the house is a lovely sitting area. Parking in this area is very easy. If you're looking for a good quality town house with views in one of the prettiest white villages of the Sierra de Grazalema, this is the one!

Vendors Asking Price	120,000
Agreed Installment Plan 120 months	1,000
Average Nightly Rental	70
Average Monthly Rental	2129
Assume Only 50% Occupancy*	1064
Covers Installment Payments & Pool Cleaning ( Renters pay for end of stay cleaning )	

Upfront Costs Payable;

£4997 Tighcara Property fee

£1,000 ( approx ) Lawyers Fee

Say £6k so Return on Investment = 1,900% Growth ( 6k v 114k uplift )

OR 190% per Year Growth for 10 Years !!

NB We haven't factored in Any Capital Growth

\* Average Occupancy is 60-70%

# Investor Benefits

- No Deposit Required
- No Mortgage or Loan Required
- Full Management Available
- Deferment of Purchase Tax
- Ready Made Deal
- Solicitors Waiting

## Comparison with Conventional Purchase

In the 1st Property, Purchase Price is 240,000

Lets say you Manage to obtain a Discount for Cash, so Purchase Price is 220,00;

Deposit Required 20%	44,000
Interest at 5% Over 20 Years Monthly	1,162
Total Payable	278,756
Monthly Profit (2281-1162)	1,119
ROI ( 44k in v 240,000 )	445%

So 445% v 3,900% Plus Ownership Takes twice as Long & You Pay almost 39,000 more for the Property.

Lets Say you Have 100,000 to Invest;

Using the Conventional Method you could purchase 2 Properties Putting in 88,000 & after the 20 Years you would have a Portfolio worth 480,000. Yes you will have Benefited from some monthly Cashflow, so after a period you may be able to add more, but lets keep it Simple.

However if you use our Method of Installment Contracts or Vendor Finance, you could purchase 10 Properties & after 10 Years have a Portfolio worth 2.4M ! In this example we have taken the 6k upfront & put another 4k aside to pay the 1st 2 months payments whilst you get the Rental side set up.

You could of Course refinance at this point & buy another 10, so after the 20 years of conventional purchasing you would have a Portfolio worth over 5M against the 480,00 using conventional purchases.

So which would you rather have?

A Portfolio of 2 Properties worth 480,000

OR

A Portfolio of 20 Properties worth over 5M

Please Contact us today as Properties available are in Short Supply.

**Tel John 07946 612574 or email [admin@tighcaraproperty.com](mailto:admin@tighcaraproperty.com)**

We strongly advise viewing before putting any money down. Arrangement and brokerage fees are refundable until point of exchange with the exception of £250 non-refundable fee to cover costs and time inputted. Please note that when purchasing a property in this way there will be stamp duty equivalent taxes and additional legal fees at the point of final payment and transferring of ownership.

Risks: With the 'creative' deals we put together their is an element of risk & you must consult with solicitors to make sure you are comfortable before you proceed. Properties are 'sold as seen' with no warranties or guarantees offered by TighCara Property.