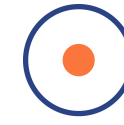


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The Fundamentals of Buy to Let in the UK; Post COVID-19 & Brexit.

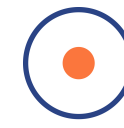


Paul Mahoney



DISCLAIMER

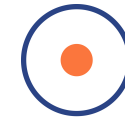
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INFORMATION OVERLOAD?





AGENDA

- 1. WHO IS NOVA?**
- 2. THE IMPORTANCE OF STRATEGY**
- 3. WHY LEVERAGED PROPERTY**
- 4. KEY FUNDAMENTALS**
- 5. CURRENT MARKET TRENDS**
- 6. COVID & BREXIT (Speed Bumps)**
- 7. 5 YEAR PREDICTIONS ON GROWTH**
- 8. FREE CONSULTATION & ADVICE OFFER**



What makes
us different?



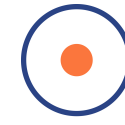
End to End
Service



Qualifications
& Experience



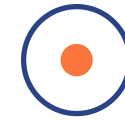
Relationships



Strategy

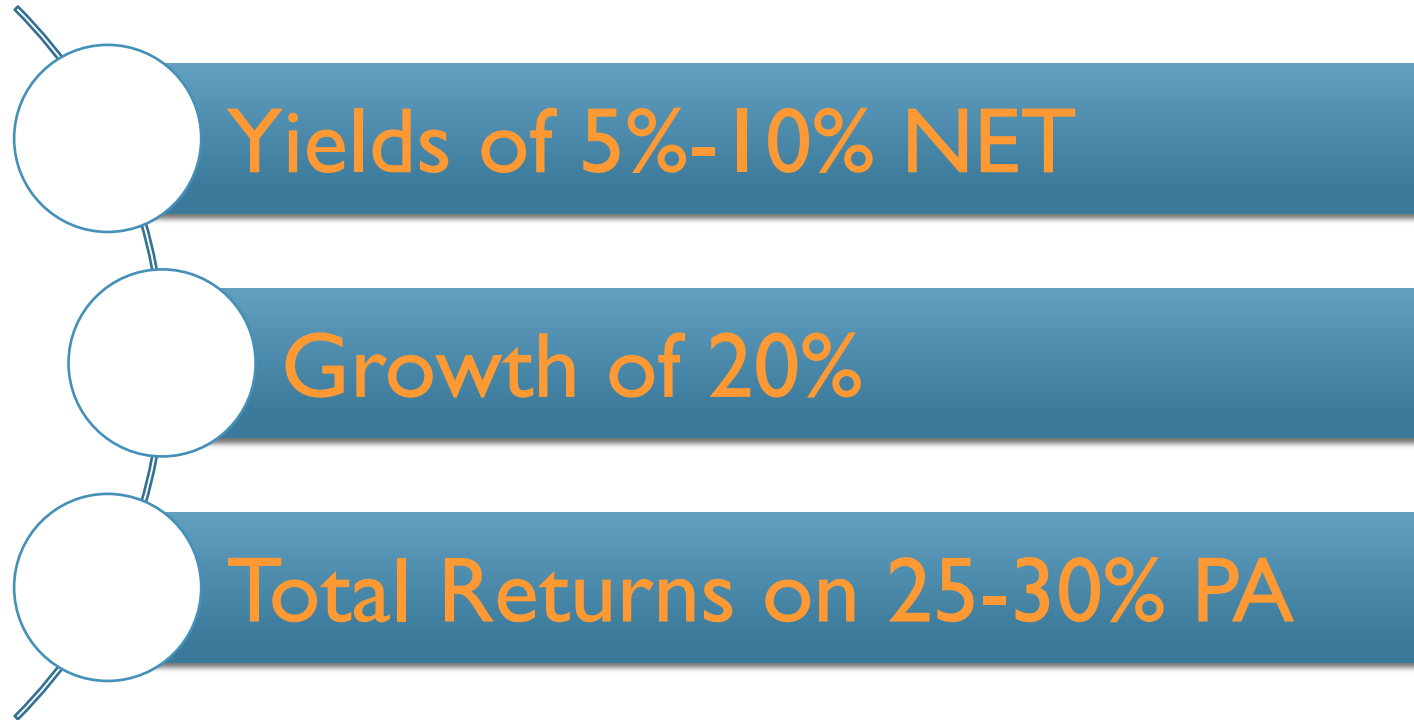


- Remove guesswork
- Give peace of mind
- Account for contingencies
- Do not reinvent the wheel
- Take a business approach
- Harvard Business School example



WHY LEVERAGED PROPERTY?

WHEN CONSIDERING ROI ON FUNDS





KEY PROPERTY FUNDAMENTALS



TENANT DEMAND



EMPLOYMENT & INDUSTRIES



INFRASTRUCTURE (LARGE & SMALL)



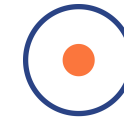
SOCIO-ECONOMIC LEVELS



BALANCE BETWEEN YIELD & GROWTH PROSPECTS



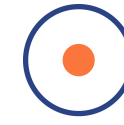
POSITIVE GROWTH & CHANGE



CURRENT MARKET TRENDS

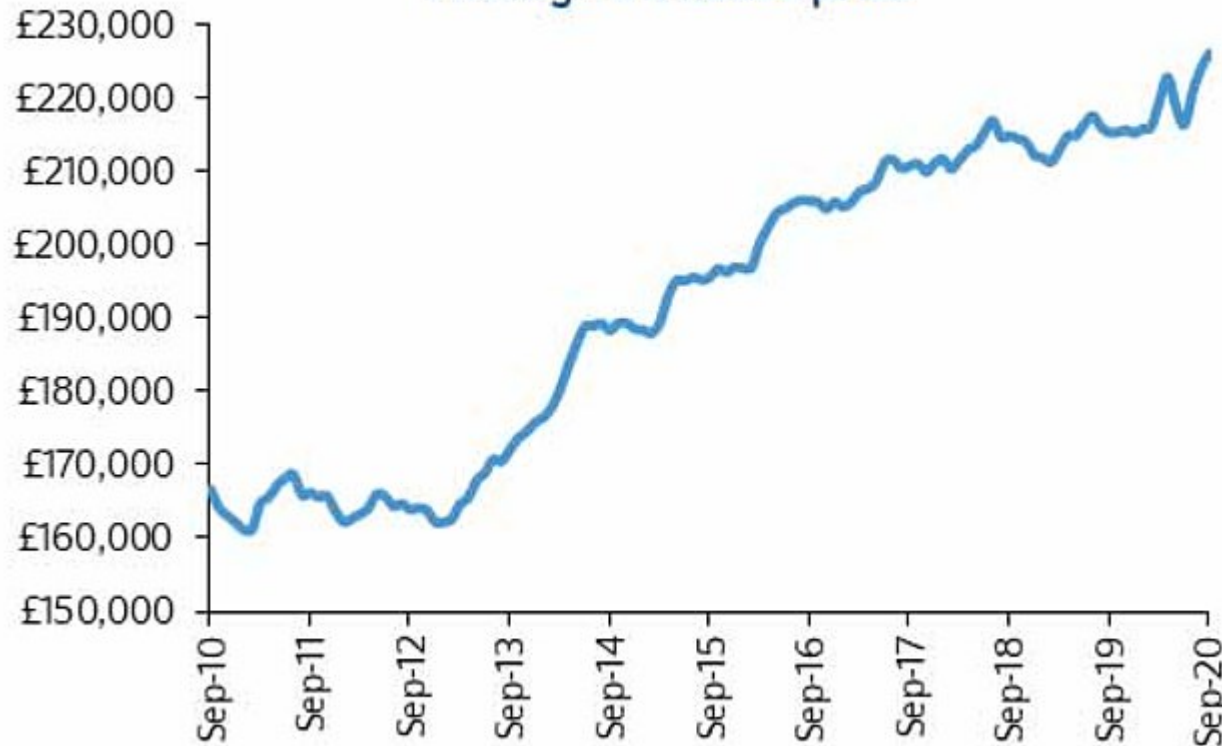
- SUBSTITUTION OF SPACE FOR PLACE
- CITY CENTRE LIVING
- YOUNGER GENERATIONS MOVING OR STAYING NORTH
- MORE FOCUS ON YIELD
- HIGH LOW & YIELD SUFFERING
- LOWER VALUE & HIGH YIELD PROSPERING
- THERE IS SAFETY IN DESIRABLE CENTRALLY LOCATED PROPERTY












































































COVID-19 & Brexit

Average UK house price



- **2021 Onwards - Economic Stability & Return to Normality**
- **Prime central locations expected to do best**
- **5 year growth predictions remain unchanged (stronger in some areas)**

	H1 2020 (actual)	H2 2020	2021	2022	2023	2024	5 years to 2024
London	 3.7%	 1.5%	 0.0%	 1.0%	 4.0%	 2.0%	12.7%
South East	 2.3%	 3.5%	 0.0%	 2.5%	 5.0%	 3.0%	17.3%
East of England	 2.3%	 3.5%	 0.0%	 2.5%	 5.0%	 3.0%	17.3%
South West	 1.3%	 3.0%	 0.0%	 3.0%	 5.5%	 3.5%	17.3%
East Midlands	 1.5%	 1.5%	 0.0%	 5.0%	 7.5%	 5.5%	22.6%
West Midlands	 0.7%	 1.5%	 0.0%	 5.0%	 7.5%	 5.5%	21.7%
North East	 0.3%	 0.5%	 0.0%	 5.5%	 8.0%	 6.0%	21.7%
North West	 3.9%	 0.5%	 0.0%	 6.0%	 8.0%	 6.5%	27.3%
Yorkshire and The Humber	 1.8%	 1.0%	 0.0%	 5.5%	 8.0%	 6.0%	24.1%
Wales	 1.7%	 1.0%	 0.0%	 5.0%	 7.5%	 5.5%	22.3%
Scotland	 1.8%	 2.0%	 0.0%	 5.5%	 8.0%	 6.0%	25.4%
UK	 4.0%		 0.0%	 4.0%	 6.5%	 4.5%	20.4%