



# TRELLOWS INVESTMENTS





**There are many reasons why people need to sell quickly:**

- Distress Sales.
- Repossession.
- Probate.
- Disputes
- Moving abroad
- Relationship breakdown.



## How do we work?

We are able to step in and buy these properties for cash, which may be either:

- Existing funds
- Client funds
- Bridging finance
- Cash and Bridging finance



## What do we offer investors?

We are able to offer our investors various options, depending on their individual requirements and/or circumstances, including:

- Stakeholder investment
- Direct partnerships with a passive investment
- Rolling partnerships with bespoke income return plan.



## **How is your investment secured?**

As a general rule, we buy each property under its own SPV, with investors owning a stake in the property, which we only buy bmv, which is directly proportional to their investment, securing your funds against bricks and mortar for your peace of mind.



## **Are there any other advantages to buying under an SPV?**

Yes, firstly the ownership of the asset, can be proportional to each investor's input, all secured against the property. (One SPV per property)

Selling the properties as an SPV saves the buyer time and Stamp Duty, making them more attractive to buy.



## **Are there any disadvantages to buying under an SPV?**

No, apart from the mandatory Stamp Duty Surcharge, which would more than likely apply to investors regardless, as these properties would not be designated as residential homes anyway, making them liable for the surcharge anyway.



## **Can anything be done to mitigate the Stamp Duty Surcharge?**

Yes, wherever possible, we prefer to buy derelict property, which could be exempt and in the case of probate, we argue our case if the property is unfit for habitation.





## **Is this flipping?**

Yes, in a manner of speaking, we normally sell these properties on at a profit as soon as possible, however, where there could be a substantial gain from renovating and then selling, this is considered on a case-by-case basis.



## **What sort of return can I expect?**

We offer an excellent return to investors, making this a very attractive and repeatable proposition. Secure, rewarding and flexible.

Passive Income  
Excellent Returns  
Always Secured against Bricks & Mortar



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SECURE | REWARDING | FLEXIBLE