



CSH PROPERTY
SOLUTIONS



Top 5

Reasons To Invest In UK Property

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TABLE OF CONTENTS

Introduction	3
Capital Growth	4
Cashflow	5
Better than saving	6
Financial Security	7
Creating Homes	8



INTRODUCTION

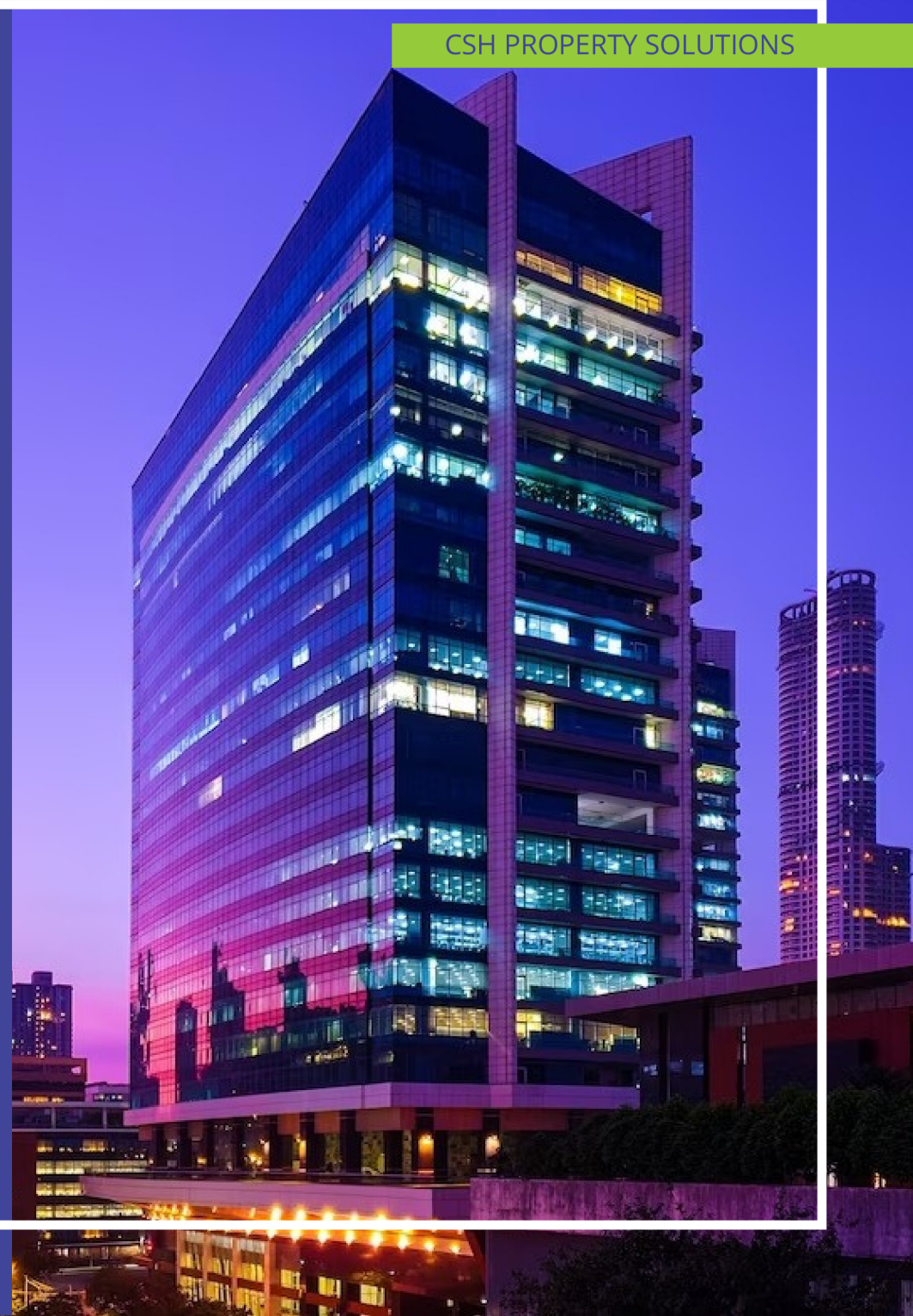
Welcome to our exclusive guide on our top 5 reasons for investing in property, tailored for savvy business professionals like yourself. In this comprehensive document, we'll explore the invaluable advantages that property investment can offer to business owners seeking financial growth and stability.

Thanks for downloading our Top 5 Reasons To Invest in UK Property.



CAPITAL GROWTH

Over the past decade, the average house price has surged by an impressive 65%, soaring from £176,352 to £291,381 as of September 2023, as per data from the Land Registry UK House Price Index. The compelling statistics underscore the dynamic growth in the real estate sector. In light of this upward trajectory, the current juncture stands out as an opportune moment to invest in property. The adage that "time in the market always beats timing the market" holds true, emphasising the long-term perspective as a strategic advantage. Historical data reveals that short-term downturns in the property market have consistently been rectified by subsequent long-term gains, as exemplified by the noteworthy 10-year change.



CASHFLOW

Beyond the appreciation in capital value, the properties also generate a supplementary source of income through rental yields. This added revenue stream serves as a versatile resource, capable of supporting lifestyle adjustments or facilitating portfolio expansion. Our approach incorporates a conscientious consideration of a designated percentage from the rental income, allocated for maintenance and operational expenses, denoted as MOE. This prudent allocation ensures the sustained upkeep of the properties while affording flexibility in utilizing the remaining funds as needed.



BETTER THAN SAVING

We firmly believe in the substantial difference between property investment and savings accounts. Despite potential short-term disadvantages in property investing, the long-term gains are significant. For instance, compare £50,000 invested in savings (yielding £74,012.21) to the same amount used to purchase a property now valued at £264,000. Even after accounting for potential selling costs and considering tax implications, the property investment has clearly outpaced savings growth over the past decade. Our strategy emphasises long-term gains, and we may explore equity release instead of selling properties.



FINANCIAL SECURITY

Property investment provides us with the assurance of additional revenue streams, and we bolster this security by diversifying our portfolio across various strategies such as BTL, HMO, SA, and SH. The equity held within our properties serves as a valuable asset, offering flexibility to raise funds if needed in the future. This strategic diversification ensures that we are not overly reliant on a single income stream—a significant advantage for Multi-Income Individuals (MIIs) like ourselves.



CREATING HOMES

Lastly, and certainly not insignificantly, our motivation for investment extends to the creation of homes for individuals and families. Transforming houses into safe, secure, and comfortable living spaces is a source of fulfilment for us. We prioritise homes that we ourselves would be content to inhabit, recognising the importance of quality living environments. Unfortunately, there's an abundance of poorly maintained and uninhabitable houses. The recent report from the Department for Levelling Up, Housing and Communities highlights a concerning 261,189 dwellings classified as long-term empty (more than 6 months), underlining the urgency and relevance of our mission.





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THANK YOU

Thank you once again for taking the time to download our Top 5 Reasons To Invest In UK Property. Please do not hesitate to contact us using the details below if you interested in finding out how we can work together on achieving your goals.

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