

We Help **source your property**

PROPERTY SOURCING SERVICES



SERVICE



Property Sourcing

We are a full end-to-end service provider for purchasing properties in parts of the UK



How we work

We offer bespoke consultation/sourcing services by educating clients through the process



Research-driven

We put research at the center of what we do and share our findings with clients to help make smarter decisions

ABOUT US

We are a property services company that has helped hundreds of people on their property journey

WHY CHOOSE US?

We have credible experience in UK residential property, we love what we do, and we care about helping our clients realise their property ambitions

CONTACT

INFO@BLACKPROPERTYNETWORK.COM

www.blackpropertynetwork.com

PROPERTY SOURCING SERVICES

WHAT WE DO:

We offer a full end to end service when it comes to our property sourcing service. First starting with an introductory call with the client to gain a detailed understanding of the client's situation, motivations and ideal type of property. We provide expert advice backed by years of industry experience to help the client focus on a property acquisition strategy that will help the client reach their goals efficiently. Our aim is to find the ideal property deal based on agreed criteria and secure the deal at a competitive price for the client. We also offer refurbishment and lettings management services post completion which allows the client to take a relatively hands-off approach if desired.

WHAT OUR SERVICE INVOLVES:

- Performing research into area and sharing findings through client-customised document
- Attend viewings in order to inspect potential properties for acquisition
- Negotiations with the estate agent / vendor in respect of purchase for the Client
- Provision of clear videos / pictures of properties to share with client if the client is unable to view for themselves
- Provision of contact details for reputable mortgage brokers and solicitors to assist the client's financial readiness to purchase
- Provide contact details for project managers, builders, property managers etc

HOW WE WORK:

We offer bespoke consultation sessions along with the sourcing services to aid in educating clients about the necessary factors they may need to consider when going through the process. The majority of client consultations will generally be voice calls or video meetings on a 1-on-1 basis. Once the set of criteria is formally agreed we then begin the process of searching for property, booking viewings and negotiations on behalf of the client.

Once an offer is accepted, the client is invited to view property and do their own due diligence. The client can then proceed with the buying process until completion. Once the keys have been collected, we offer a full property management service if required.

We also offer a bespoke, area-specific reports (at a extra cost £19.99 per report) that include key facts, comparable property sales, demographics, planning history & more, for any residential address across the UK. This is very useful in situations where clients do not live in the property area.

WHAT IT COSTS:

The fee for the Services shall be £3,000 payable in 2 instalments, as follows:

- £500 initially paid as non-refundable deposit – to kickstart the process.
- £2,500 payable on the date of exchange of the property (Note that if the client does not exchange on the property then this fee will not be applicable)

YOUR PEACE OF MIND:

We want you to feel comfortable that we do things properly, so we focus on our compliance and best practises. We work in affiliation with Property Purchaser Management Ltd, which is a UK company that carries all necessary licenses and registrations needed to be a compliant property sourcing firm. This includes the following: public indemnity insurance, registration with The Property Redress Scheme, anti-money laundering and data protection



Testimonial from Uche:

"I really enjoyed the service from BPN – the team are very friendly and gave me the knowledge I needed to make an informed decision on a great property that I purchased"

CASE STUDY

Client background/problem:

Uche had been working in a day job for 25+ years and wanted a way to start building passive income ahead of his retirement, which he hoped would be in a few years. He was looking for a high-yielding property that could give him the security and cash flow to see him stress free in his retirement. He didn't have the time to research properties and areas that suited his requirements and didn't have the flexibility to comfortably commit time to viewing potential properties and negotiate best deal.

BPN sourcing services provided a solution:

We offered Uche a bespoke serviced based on his requirements, which meant we firstly provided Uche with enough upfront research and information to help him make an informed decision on the right type of property and area for him to target.

We then connected him with our recommended mortgage brokers and solicitors to ensure he had all the right documents and was ready to purchase a property once the right one had been identified. Next, we viewed, assessed, and inspected several properties before submitting offers and negotiating his behalf. Through our team Uche was able to secure a 3-bed semi-detached property in the West Midlands – that gives him the cash flow and security he was after, without him doing any of the leg work. What he gets from rent is 20% higher than similar properties in the area. Based on the expertise of our local contractors that we work closely with he was also able to carry out full refurbishment works on his new property – saving him time and creating an uplift in the value of the property within a few months of acquisition.