

# ELISE RESIDENTIAL LIMITED

INVESTMENT PROPERTY  
PORTFOLIO BUILDING  
AND PROPERTY TRADING



# SOCIAL HOUSING INVESTMENT

## TARGETS

Our target is to help with housing 1,000,000 vulnerable people in the UK. We are already well on our way to making a positive impact on the lives of vulnerable individuals by investing in social housing initiatives in partnership with government lead local social housing schemes.

To date, we have provided housing to over 600 individuals who were previously homeless or living in difficult conditions.

Our goal is to reach a million people and we need your help to do it. By investing with us, you can get your money working harder for you and for society.

## REDEFINING PROPERTY INVESTMENTS

We act as investment agents for our parent group who are committed to improving social housing, focusing on providing safe and inviting homes for those in greatest need. We aim to transform the housing landscape, ensuring that vulnerable populations receive the comfort and security they deserve. With an exponential portfolio of units and property contracts developing every month, not to mention a whopping asset value of around £2,000,000 in their care, it's no wonder they're seen as one of the go-to property investment groups in the UK.

The company have redefined property investment by introducing a clear and transparent contemporary, secure strategy that ensures fixed returns across the investment model including government-backed social housing initiatives.



**TALK TO  
US TODAY**

**TEL: 07752 492984**



# Why Invest in Social Housing and Supported Living?

## **PREDICTABLE AND STABLE RETURNS**

Investing in social housing and supported living offers unparalleled predictability. These contracts provide property owners with a fixed monthly rental income over a set tenancy period. What's more, the social housing or supported living provider takes on the responsibility for all bills, maintenance, and property management at no additional cost to the property owner. This means you receive a steady rental income regardless of void periods or other disruptions.

## **HASSLE-FREE PROPERTY MANAGEMENT**

One of the key benefits of these contracts is the elimination of common landlord headaches. You won't have to worry about non-payment of rent, lengthy court battles to reclaim possession or the recurring costs of letting agents and contract fees. Everything is handled for you, allowing you to enjoy the benefits of your investment with peace of mind.

## **MAKING A DIFFERENCE**

Beyond the financial advantages, investing in social housing and supported living allows you to contribute to a greater purpose. By providing homes for those in need, you play a crucial role in supporting vulnerable individuals and strengthening communities. It's an investment that not only yields financial returns but also creates a positive social impact.



# Understanding Social Housing and Supported Living

## **SOCIAL HOUSING**

Social housing caters to tenants who are financially unable to pay their own rent but are fully capable of living independently without additional support. These contracts are typically easier and quicker to obtain and sign off as the tenants can live in standard homes without the need for special accommodations.

## **SUPPORTED LIVING**

Supported living, on the other hand, serves individuals who require additional support due to specific needs. This might involve adapting properties to meet their requirements, and although the process to secure these contracts can be more complex and time-consuming, the rewards are substantial. Supported living contracts often offer stronger, longer-term agreements and can sometimes pay higher rates.

## **HOW WE CAN HELP YOU GET INVOLVED - LANDLORDS, INVESTORS, PARTNERS**

We believe that everyone can play a part in addressing the housing crisis and supporting vulnerable individuals. Whether you're a landlord, investor or a partner looking to make a difference, we have opportunities for you to get involved and contribute.

Our Social Housing model means our profits are predictable and consistent, even in a world full of confusion and uncertainty



# HOW IT WORKS

## THE SEVEN STEP PROCESS

- We lease a building from the owner
- We pay towards refurbishments and furnishings. We then negotiate a lease with Government backed housing providers
- Once that lease is signed we offer the opportunity out to investors like you
- An Investor agrees to buy into x number of units and we draw up contracts
- Contracts are signed and you're then handed over to the solicitor for Government required anti money laundering (AML) checks. At this point, the solicitors also take payment
- Once payment is received there's a 90 day delay whilst the building is tenanted. The provider pays in arrears
- On the 90th day the investor receives their first of 36 monthly payments



# HOW DO WE ENSURE SUCH ATTRACTIVE FIXED RETURNS?

## A STRATEGIC INVESTMENT PLAN

We begin with the demand side. We secure commitments from government bodies, housing associations, and major organisations for properties even before acquiring them. Our established stature within the industry enables us to obtain long-term, mandated contracts. These agreements, often supported by the government, guarantee returns for our clients by addressing pre-existing demands.

## HOW CAN WE ENSURE YOUR INVESTMENT YIELDS RETURNS?

The agreements we hold with housing providers reflect those we establish with property landlords, all of which are government-funded. This arrangement legally binds the landlord to honour the 36-month contract. This is of course a strategy in which all parties benefit. We're here to help boost your profits and lock in a solid 60% ROI with government-backed property investments. Let's make your money work harder for you!



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## THE OPPORTUNITY

This is a completely hands-off Investment Opportunity, neither party (you or us) own the property or are responsible for any maintenance or extra costs during this investment period

The UK Government have already allocated Billions of pounds in funding to tackle Social Housing challenges over the next 10 years, which includes the Affordable Housing Program

We secure properties on long term leases from Landlords, refurbish them and re-lease them to Providers who have been allocated the funding

The Funding is already there for the duration of the contract they sign up, meaning it is secure for the entire 36-month agreement

The Provider takes on all responsibility for maintenance, damages and void periods

Once we've secured the lease, refurbished and brought the property up-to standard we offer it out to investors to benefit from the returns

We use SRA fully compliant solicitors to conduct AML checks, take the investment payment, hold all of the contracts relating to the deal, and agree to port the investor in directly to receive payments should anything happen to our business during the contract period.



# FREQUENTLY ASKED QUESTIONS



## **What will my money be used for?**

The investment includes our fee, furnishings of each unit, any building work or refurbishments, eg kitchen, bathroom etc, the first months rent, deposit and holding costs whilst works take place, followed by a months grace to allow for the payment in arrears from the Social Housing Provider.

## **How can you generate such high returns?**

Due to the predictability of income based on the contracts we have, we can operate with lower margins. We are able to pay our investors well which means we get more investment, allowing more deals and ultimately house more vulnerable people. Our goal is to house 1million people so we like to incentivise.

## **Will I own it?**

No. Nor do we. We sublet (legally) from a silent landlord which allows us to make great returns whilst housing people more efficiently from a cost and time viewpoint. The industry term for this investment strategy is Rent to Rent (R2R).

## **Can I visit the property?**

Yes, of course, subject to when and at what stage to refurbishment is of course. As you know, our tenants are vulnerable people so depending on where we are with sign off etc dictates when you may be able to visit. We often hold open days at our sites during a range of refurbishment stages so that our investors can come along and view the sites for real. Its also a great time for questions when you meet the team.

## **What happens after the term finishes?**

At month 36, the term of the investment is complete. We always have more deals coming across the table and would invite to you to consider reinvesting some or all of your proceeds into one of these by signing up to a new 3 year deal. Alternatively, you are free to go with our best wishes.

## **When do I start to see my returns?**

You will receive your first return (capital and interest) after 75-90 days following the submission of your contract with us and the monies lodged with the solicitors.

## **How secure is it?**

Security is with the reputable Solicitors we work with. If anything happens to us as a company, your funds will continue to be paid directly from the Solicitors, thereby protecting you.



## OUR REPUTATION

There's not many things more important in our business than our reputation. We are highly experienced and professional in our field, consistently demonstrating our quality service, reliability, integrity and competence in every aspect of our work.

*'I love working with the people at Elise Residential - whatever my question, they always ring me back..'*

A professional approach ensures trust and credibility, essential for a long-term successful partnership. Whether handling complex transactions, managing client expectations or navigating challenges, our excellent service and professionalism reinforces our reputation for excellence and reliability.

... and lastly, we don't do pressure - we do everything at a pace which is most comfortable for you

***lets have a coffee and a chat....***



## CONTACT US

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