



  
*Rockstar*  
PROPERTY PARTNERS

# INVESTOR BROCHURE

# CHANGING THE FACE OF HMO INVESTMENTS, ONE HOUSE AT A TIME...



PROPERTY INVESTMENT WITH A PURPOSE

## WHO WE ARE

Rockstar Property Partners are a UK-based, property investment Holding Company, specifically acquiring and holding HMO properties across the UK. With an emphasis on the high-end professional market, our business model encompasses our 4 values; Adventure, Champion customers, Disruption and Consistency (also an acronym of one of our favourite bands!).

Founded by Kane Andrews in 2016, the Rockstar brand brings together our founder's two passions; music and business. We unashamedly infuse the two industries, which results in an up-beat, disruptive and far more entertaining approach to property investment.

## OUR OBJECTIVE

By teaming up with investors and venture capital firms, we're expanding our portfolio acquisitions in area-specific towns and cities, by 'buying low and renting high', across the UK.

Our objective is to become the largest HMO operator in the UK by 2026. And with the help of our partners, we're moving closer to achieving this with every move we make.

We hope this brochure gives you further insight into our world, and we hope to welcome you soon, to the Rockstar Property Partners Network.



## COMPANY OVERVIEW

**+£5M**  
JV FINANCE RAISED

**+1K**  
ROOMS RENTED

**8%**  
AVERAGE RETURN  
TO INVESTORS

**4**  
YEARS TRADING  
HISTORY

**100%**  
TRACK RECORD

## HOW IT WORKS

### 01

#### WE SOURCE INVESTMENT OPPORTUNITIES

Our acquisition strategy will be determined right from the beginning. Our job is to source the most discounted properties, with the highest yields in the best areas, it's that simple.

### 03

#### WE MANAGE THE PROJECT

We have a number of successful partnerships with local, trusted, contractors that we work with time and time again. Prior to investing with us we invite you to meet our building team, if you wish.

### 02

#### YOU INVEST

By executing our pre-set plan, we deploy your capital into the Project. In many cases, as the investor, we expect to repay between 62-100% of your investment back, within the first 6 months, by remortgaging the subject property.

### 04

#### YOU GET PAID

Most of our strategies are created so the investor receives not only a monthly dividend payment from rental income, but also a lump-sum return from the remortgage release. But either way, our objective is generate the return for the investor and ourselves, in the quickest time possible.

# SECURE INVESTMENT OPPORTUNITIES THAT WORK FOR YOU

## INVESTMENT STRUCTURE

In a complex world, we very much like to keep things simple within our company. That's why we have two very clear options for you to choose from when becoming one of our partners. Loans or Joint ventures – or as we call it, 'One for the Money' or 'Rock and Roll Over'. That's it.

Put simply, if you're wishing just to receive a fixed return on your capital, option one would be more suitable. If you would like to joint venture with us for the slightly longer term, option two would be a better fit. How we go about exactly structuring our partnership, is discussed in our initial meeting. But for now, please see below the details as an overview.

### OPTION 1 'ONE FOR THE MONEY'

#### LOAN AGREEMENT

+6% APR (FIXED) INTEREST

12-36 MONTH TERM

REPAYMENT STRATEGY;

Either fixed monthly payments (including interest) or rolled up lump-sum at the end of the agreed term

**£25,000**

INVESTMENT MINIMUM



**“Thank you for working your magic again”**

– MR ARAN



### OPTION 2 'ROCK N ROLL OVER'

#### JOINT VENTURE FINANCE

50/50 SPLIT

12-60 MONTH TERM

REPAYMENT STRATEGY;

Return from refinance and monthly dividends from rental profits

**£100,000**

INVESTMENT MINIMUM



**“You've done exactly what we agreed. I cannot complain at all”**

– MR BENNET

## OUR TRACK RECORD

We let the numbers do the talking.

See below two investments we've completed recently.

### DEAL ONE

Location:	Epsom, Surrey
Purchase price:	300,000
Acquisition costs:	15,200
Refurbishment:	45,000
Total acquisition costs	360,200
Refinance valuation:	450,000
Term mortgage	337,500
Money left in:	22,700
Net return on DELTA	16.30%

### DEAL TWO

Location:	Farnham, Surrey
Purchase price:	230,000
Acquisition costs:	10,700
Refurbishment:	15,000
Total acquisition costs	255,700
Refinance valuation:	325,000
Term mortgage	243,750
Money left in:	11,950
Net return on DELTA	15.48%



## THE NEXT STEPS

# GET IN TOUCH

## OUR 6 STEPS TO SUCCESS

### 01

#### INITIAL PHONE CALL/MEETING

Before you consider investing with us, we need to ensure we're a right fit for one another. The first step to working with us, is to call or email us, using the contact details on the back page.

### 02

#### SITE VISIT

We think it's important for you to not only know our track record, but to see it for yourself! At your request, we are more than happy to visit one of our projects from the portfolio.

### 03

#### AGREE TERMS

The devil is in the detail. Once you feel comfortable with the prospect of investing, you'll meet one of our strategy team members to mutually agree terms then our lawyers start the legal work.

### 04

#### DEAL APPRAISAL

Once terms and strategy is agreed, we'll very quickly start bringing deals to your attention to hear your thoughts. If it doesn't work for you, we'll keep going until we find the right project for us to invest your capital in.

### 05

#### DEAL COMPLETION

On the day we complete the purchase, you can expect a gift from us to celebrate. But for the Rockstar team, our work continues as we oversee the whole project management right the way through to refurb completion, letting the rooms and managing the tenants.

### 06

#### YOU GET PAID

In-line with our pre-set model, we'll start making payments to you as quickly as possible from both the rental income and subsequently, the remortgage finance – if that's our chosen strategy. So, pick up the phone today, after all, the biggest risk is not taking one at all.



Whether you'd like a return on your capital, or our assistance building a portfolio, we're here day and night, making your aspirations a reality"





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