



IXANA PROPERTY

INVESTOR PROPOSAL

Q1 2025

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ABOUT US



Charlotte Hockley

Charlotte completed a procurement and commercial graduate scheme after completing her degree in Economics at Newcastle University. She has undertaken a range of senior commercial roles in construction, engineering and property.



Tim Hockley

Tim lived in HMO's in our target area of Headingley for 12 years after graduating from Leeds University and bought and developed our first HMO in 2007 which we still own. After a career in hospitality management he has worked as a Buyer and Business Analyst for Morrisons for the last 13 years whilst managing our portfolio of HMO's.

OUR PORTFOLIO

We have been buying, extending, renovating, renting and selling properties in Leeds since 2007. We primarily focus on areas popular with students and young professionals, delivering top specification properties.

In 2023, Ixana Property was established, enabling us to offer our services to individuals who wish to invest for guaranteed returns. In 2024 one of our properties was a finalist for the Best Shared Living Design at the HMO awards.



WHAT WE OFFER

We provide hands-off investment opportunities for individuals seeking better returns than traditional bank offerings. Here are two ways we can help you:

1. **Hands-Off Investing:** Earn a fixed % per annum on your loan amount. We can pay interest monthly or on the agreed repayment date. Our rates are better than can be earned in a bank.
2. **Joint Ventures:** Partner with us to purchase, develop, and rent out properties. We share the income and profits. You can choose a hands-off approach or actively participate to gain confidence and knowledge for future investments.

How does that sound?

OUR MODEL

We offer premium HMOs to students and young professionals in North Leeds.

We acquire and rejuvenate worn-out rental properties from landlords looking to exit the market. By extending and refurbishing these properties, we ensure a high standard of living for our tenants.

Our top-quality properties attract premium rents, enabling us to choose the best tenants and safeguard our rental income.

Properties are valued based on rental yield, which is around 8% in North Leeds, boosting the property valuation through commanding higher rental income.

Our properties are well-maintained and in high demand, with a void rate of less than 5% across our portfolio.



HANDS OFF INVESTING

You can invest with us from around £20,000 for periods as short as a few months up to 2 years, depending on the project and your priorities.

We offer two investment options:

1. Hands-Off Investment: We share project details and agree on a loan term with you. Throughout the term, we provide updates and repay you as per our agreement.
2. Earn and Learn: Earn interest on your money whilst we guide you through the investment journey, teaching you our formula for maximizing returns.

For both options, you can choose to receive monthly interest payments or a lump sum at the end of the loan term. This way, you can earn significantly more interest than traditional bank offerings

HOW WE WILL PAY YOU BACK

We are well experienced within the industry and have the contacts and experience we need to succeed.

We consistently assess the financial feasibility of our deals before proceeding, however, we acknowledging that situations can change.

Our portfolio features high-performing, fully leased properties with significant equity. In the rare case that a particular deal doesn't meet expectations, we have contingency plans and assets in place to ensure we meet our commitment to you.

CASE STUDY

19 Grimthorpe Place, Leeds



- Purchased 11% below market value in January 2024
- Asking price £400,000
- Purchase price £357,800
- 6 Bed all en-suite HMO
- Prime student location central Headingley
- Large footprint with separate lounge and kitchen
- Refurbishment commencing 1st July for 2 months



- Replaster and decorate throughout with a modern clean finish
- Creating high quality, unique design in each bedroom
- Install a new trade quality kitchen and flooring, creating a communal dining peninsula
- Replace all furniture with modern and quality alternatives
- Replace the doors with attractive and compliant fire doors
- Enhance and redecorate en-suites
- Replace carpets and soft furnishings

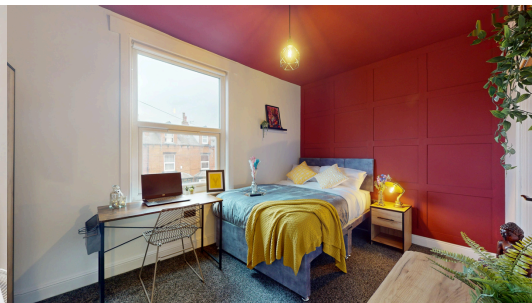
FINANCIALS

19 Grimthorpe Terrace

Purchase Price	£357,800
Purchase costs (stamp duty, legals etc)	£26,302
Refurb costs	£61,000
TOTAL PROJECT COST	£445,102

Monthly rental income	Purchase	Post-refurbishment (ex bills)	Uplift
Monthly rent pp	£455	£630	£175
Monthly rent (6 bedrooms)	£2,730	£3,760	£1,030
Annual Rent	£32,760	£45,360	£12,600
Uplift %			38.46%

Purchase Price	£357,800
Total Refurb and purchase costs	£87,302
Value post refurb (8% yield)	£567,000
Pre-tax profit	£121,898
ROI	27.39%



CASE STUDY

22 Headingley Mount, Leeds



- Purchased for £163,000 in 2013
- 4 bed HMO
- 2 bathrooms
- Prime student location central Headingley
- Large footprint with separate lounge and kitchen
- Double dormer
- Basement suitable for conversion



- Replaster and decorate throughout with a modern clean finish
- Creating high quality, unique design in each bedroom
- Install a new trade quality kitchen and flooring,
- Replace all furniture with modern and quality alternatives
- Enhance and redecorate bathrooms
- Replace carpets and soft furnishings
- Developed basement to create 2 bedrooms and additional bathroom

FINANCIALS

22 Headingley Mount

Purchase Price (2013)	£163,000
Refurb budget and purchase costs	£52,000
Secondary upgrade (2020)	£20,500
TOTAL PROJECT COST	£235,000

Monthly rental income	2024
Monthly rent pp	£528.67
Monthly rent (6 bedrooms)	£3,172
Annual Rent	£38,064

Rental Income over time	2024
2013	£26,520
2024	£38,064
Over 11 years	£367,084

Purchase Price	£163,000
Total Refurb and purchase costs	£72,500
Value post refurb (8% yield)	£480,000
Pre-tax profit	£244,500
ROI	103.82%

WHY LEEDS?

1. Excellent rental yields

Luxury properties with high specifications can be rented for over £130 per person per week. For a 6-bed HMO, this amounts to over £40,000 per year.

2. Strong house price growth

JLL's five-year forecast indicates a projected 14.2% growth in house prices for Leeds from 2023 to 2027.

3. High student demand

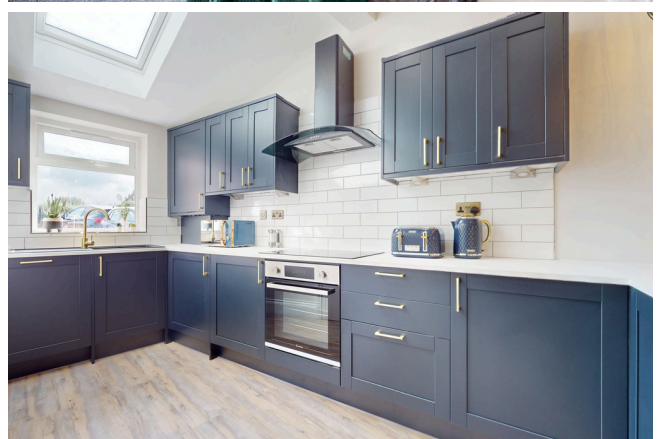
Leeds boasts the largest concentration of higher education institutions outside of London, attracting approximately 75,000 students annually.

4. Third largest city in the UK

Leeds is projected to expand by 20% in the upcoming decade.

5. Second largest legal and financial sector

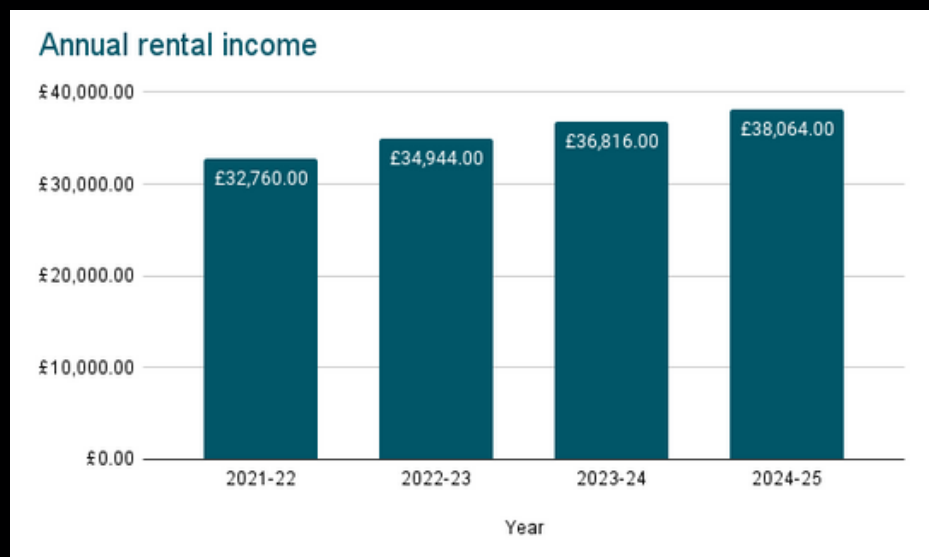
In Leeds, there are over 120,000 jobs in financial and business services, with over 200 accountancy firms, including some major industry leaders.



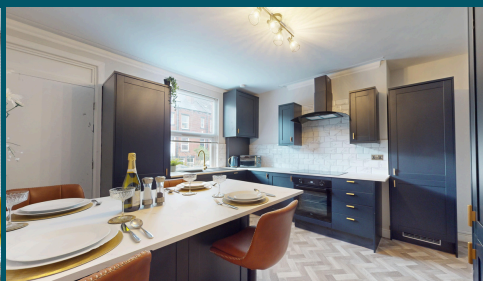
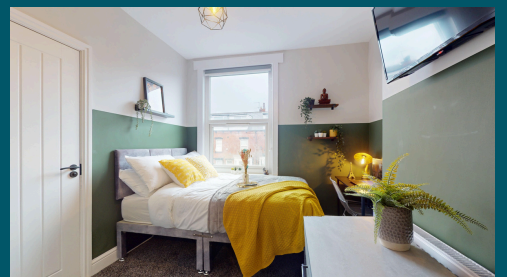
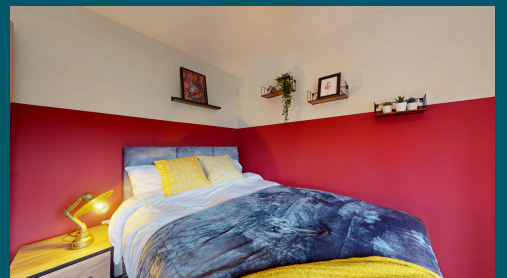
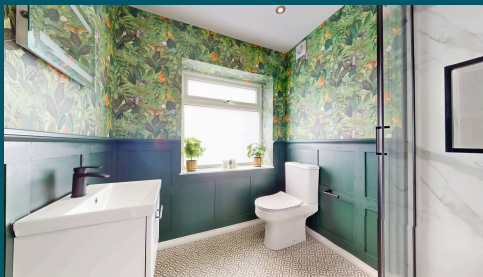
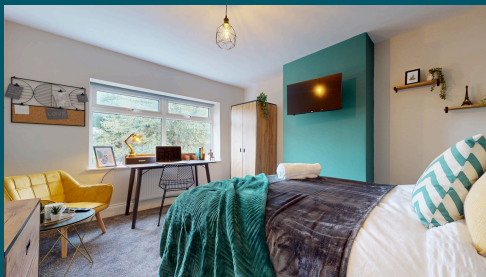
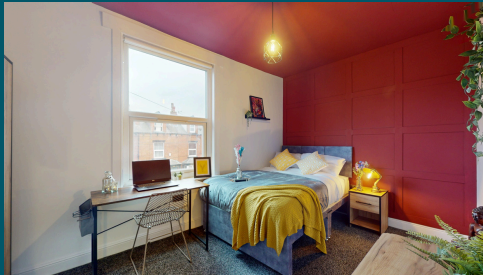
Rental Growth

Ixana #2's rental income has increased by 16.2% over a period of four years, without any further capital investment.

This 6 bed HMO generates £38,064 per annum with no voids.



Our Properties





**CONTACT US TODAY
TO FIND OUT IF WE'D
BE A GOOD FIT**



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