



HOW TO FURNISH YOUR R2R PROPERTY FOR UNDER £500

Unlock the Key to Smarter Finance in
your Rent 2 Rent Property Business

If you are a R2R business looking to furnish a rental property we can guess what the first question on your mind is:

How much is this going to cost?

You've just got hold of your project and you're worried about the capital needed for furnishing it to a high standard, which leaves you in a sticky situation:

Will I be able to afford what I want and do I have the cash available!

Let's face it; we've all been in this boat. We think there is no other option than to buy the cheapest furniture, which may seem like a sensible route bearing in mind the tight budget, but it can cause us all sorts of headaches...

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12 hours in and all I've got to show for my hard work is a bad back and one bed!

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My original plan was to rent out a luxury apartment and get premium rates, but I've had to rethink because my finishing just isn't up to scratch.

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I've only rented the apartment out 5 times and the furniture is already looking worse for wear...

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I've just spent 5 soul destroying hours in IKEA and to top it off they ran out of meatballs!

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What the hell am I going to do with all this packaging...?

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Is there really an alternative?

YES THERE IS!

So, What's the big secret?

Landlord Smart is a service that has been designed FOR Rent 2 Rent businesses as BY people who have done it themselves. Time and time again we've found ourselves in the same situation you are facing now, and we wondered why there wasn't a solution on the market. A solution that would enable us to achieve the quality we wanted in a cost effective and tax efficient way. So we created Landlord Smart and the secret is simple...



Keep your £££'s and use Landlord Smart Finance to fund your furniture from your chosen supplier, enabling you to keep your cash and run your business in the most tax efficient way.

STEP 1

Recognise that finance is the most profitable and tax efficient method of furnishing your R2R and is the strategy used by the biggest property businesses in the UK!

STEP 2

Pick up the phone and call the Landlord Smart team of experts on 07765 230666/0207 754 5718

STEP 3

Choose the furniture you want, rather than what you can afford. Furnish your project from a recommended range of trade suppliers.

STEP 4

Lock in a 3 year finance deal that will position all furnishing costs into pre tax expenditure in your business.

STEP 5

Pay just £150 administration fee and with your first monthly payment of approximately £200* making a total of £350 to fully furnish your rental project with £5000 of quality furniture, get all the hard work done by the professionals and achieve the maximum rents for your property.

STEP 6

Relax whilst all the furniture is delivered and assembled by professional suppliers so you can focus on getting the property rented out.

*Approximate costs based on a finance requirement of £5000 for a company with less than 3 years trading history/accounts. This estimated monthly cost may vary depending on the property business and experience of the investor applying for the finance.

Why should I consider using Landlord Smart?

Many R2R investors work under the idea that it's a low cost strategy but there are still costs that cannot be avoided.

INSIDE the property...the thousands of £££'s that need to be spent on furnishing, which reduces the pot of money you have to build your R2R business.

That doesn't sound like a very SMART way of doing business does it?

By keeping your cash and using Landlord Smart Finance to fund your furniture you will be able to furnish your property to the standard you want, attracting the right clients paying maximum rents AND you'll be in a position to invest your cash into future opportunities that will grow your business and your wealth.

So how can I furnish my project for under £500?

With Landlord Smart Finance in place all you need to pay is a small administration fee of £150 and the rest is paid in fixed monthly installments over 3 years. You can claim back our fee AND all the monthly payments as a revenue expense BEFORE you pay any tax on profits. The SMART answer is you aren't paying for it, but your tenants are

To get more specific information and estimates for the payments on your project, why not check out our FREE calculator tool [here](#)

Join hundreds of SMART landlords...

Landlord Smart have helped investors with projects in the Rent 2 Rent, HMO, Property Development and Serviced Accommodation sectors funding over £1 million worth of projects.

We have funded projects ranging from £2,000 right up to £65,000. Imagine what you could do if you didn't have to spend that kind of money on depreciating assets but instead put it towards your next project?



Being introduced to Landlord Smart as a young property entrepreneur was a real lifeline for me as I was struggling to raise the necessary upfront capital needed to grow my Serviced Accommodation business as quickly as possible. They've made it very easy to get finance to furnish every project and we've used them over ten times in the past few months.

Steve Turner

Pure Executive Properties Ltd



Landlord Smart have helped keep £13,000 in our business AND we were reimbursed £16,000 for purchases that had already been made on the refurbishment of our project. Using Landlord Smart Finance is definitely THE best way to finance furnishing our projects because it's tax efficient and we can now use that cash to grow our business.

Andi Cooke & Lloyd Girardi

White Box Property Solutions Ltd



How can I find out more?

Call or email us today for a no obligations chat about your property investment plans:

enquiries@landlordsmart.co.uk

0207 754 5718

Find out all you need to know on our website:

www.landlordsmart.co.uk