



AN OVERVIEW



Prepared and Presented By

Karen Ncube

Director



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QUICK INTRO

WHAT WE DO

KF Properties Ltd is a property investment company based in the East Midlands, UK. We started this company because there aren't enough homes for people to live in. Many houses are empty because they are old and not safe. We find these houses, fix them, and make them good and safe for people to live in. We buy these houses with different types of loans, including our own money, money from banks, and money from private investors like you. This document explains how you can invest with us and get better returns than what you'd get from leaving your money in the bank.

THE ESSENTIAL INFORMATION

WHY INVEST WITH US?

When you keep your money in the bank, you earn very little interest. The bank uses your money without telling you where it goes. We offer you a chance to lend your money to us and get a better return. You will also know that your money is being used to help fix old houses and turn them into safe homes. With our experience and knowledge of the property market, we can buy houses at good prices, fix them up, and sell or rent them at a higher value.

0-3%

CURRENT INTEREST RATES

8%

WHAT WE ARE OFFERING

OUR STRATEGIES THAT YIELD POSITIVE RESULTS

- ✓ By making funds available and for short periods of time a much better return can be made investing in property.
- ✓ An investment strategy based around:
 - buying Below Market Value (BMV)
 - adding value through refurbishment/development & releasing equity at new higher value through finance or sale.
- ✓ Main investment area is around the major towns in North Nottinghamshire - but also invest nationally.
- ✓ With traditional saving accounts producing low returns, we believe that now is an ideal time to be investing in property.
- ✓ We look for minimum investments of £10,000 with loan lengths of 12 months. (longer available on request)



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Your Investment Options

We offer different ways for you to invest with us, based on what you prefer.

1. Option 1 (8% Return):

- You invest with us and earn a 8% return, with interest paid every month. You will get your capital (the money you invested) back at the end of 12 months.
- **Example:** If you invest £10,000, you will get £67 each month and £10,804 at the end of the year.

2. Option 2 (8% Return):

- You invest for 12 months and earn an 8% return. You will get your interest and your investment back at the end of the year.
- **Example:** If you invest £10,000, you will get £10,800 at the end of the year.

We accept minimum investments of £10,000 and can offer shorter investment periods if needed.



- MINIMUM INVESTMENT £10,000
- SHORT- AND LONG-TERM LENDING OPTIONS AVAILABLE SUBJECT TO QUALIFICATION
- REFERENCES AVAILABLE ON REQUEST

Types of Property



We buy



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WHAT WE



ASPIRE TO



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SECURITY OPTIONS



FOR YOUR INVESTMENT

We offer several ways to make sure your money is safe when you invest with us:

1. **1st Charge (CH1):** If one investor provides all the money for a project, we can place a “first charge” on the property. This means you have the legal right to take the property if we fail to meet our agreement.
2. **Loan Agreement:** Every investor will get a loan agreement, which explains all the terms of the investment. The property will also be fully insured to protect your investment.
3. **Personal Guarantee:** We promise to take responsibility if something goes wrong. We will take every step necessary to protect your money.



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ABOUT US

Karen Ncube has been working with local governments to help with housing services, especially in preventing and reducing homelessness. She has always known that there is a big need for housing, but her work with these organizations has shown her just how important it is to have good, quality homes for people. This is why she started KF Properties, with the goal of creating good and safe homes that people can be proud to live in.

Karen has invested a lot of time and effort in learning about property through one of the best education providers in the UK, Legacy Education. This training has taught her everything she needs to know about property investing and how to do it safely while making a good return.

She also works with an experienced mentor who helps her make sure that every project is carefully checked to ensure it is financially sound.

After months of research, studying, and building relationships, Karen has put together a team of trusted professionals. These include some of the UK's best property lawyers, accountants, and mortgage brokers. She also works with skilled builders who renovate the houses to a high standard, making them ready to rent while keeping your investment secure. A dedicated local letting agent manages the properties, ensuring that tenants are carefully chosen, and the homes are well-maintained.

WHERE YOU CAN FIND ME

(if you click on my name, it will take you to the page)



Karen Ncube



karen__ncube



karenbuysproperty

CONTACT
US  FOR
MORE

If you want to see more of what we are doing in the property market, please follow our social media

links above. If you are serious about investment and want to discuss investing with us in more detail, then get in touch now.



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