

MONTAGUE GEORGE PROPERTY

PROPERTY MANAGEMENT



WHO ARE WE?

We are a South-East based property management company that work with landlords to provide them long term security in a hassle free way when renting out their property.

We provide a win-win solution for landlords where we will rent your property long term for a fixed rent and take full management of the property in the interim. We do not charge any fees and the rent you receive every month will be net profit.

All of the properties we manage are furnished and maintained to a very high standard with us employing regular cleaning and gardening services. Any tenant damage or maintenance will be covered by us.

We only accommodate working professionals and corporate clientele, all of which are professionally managed and referenced.

Our number one aim is ensuring that all of our landlords have a complete hands off experience and have the choice of being involved as little or as much as they like.



Harry Willingale
Director

CONTACT DETAILS:

harry.willingale@montagueproperty.uk

07850288039

www.montagueproperty.uk



CASE STUDY:

4 BED TERRACED HOUSE, LONDON:

This was a deal we secured and managed for one of our investors.

We identified this property direct to the landlord and it was an existing licensed 5 bed HMO. Due to other commitments on businesses, the landlord was beginning to have less time to manage the tenants and maintain the property to a suitable standard. As a result, two of the rooms were empty and the landlord was just breaking even.

We were able to structure the following deal which gave the landlord a full hands off approach but ensured they received a higher net income per month than if they gave it to a traditional managing agent.

Key Figures:

- Guaranteed rent of £2,750pcm for 5 years
- 2 empty rooms were decorated and filled in under a week.
- Existing / new tenants will be professionally managed and referenced.
- Repairs and maintenance covered
- HMO licensed renewed

Our Standards:



"THE TIME I HAVE SAVED IS MUCH MORE IMPORTANT THAN THE MONEY"

A 5 year fixed guaranteed rent which is paid even if the property becomes empty and without the management and maintenance liabilities, allowed the landlord to completely forget about their property and prioritise their time on other businesses. We keep the landlord informed about the property from our frequent visits.

The investor and landlord are now in discussions regarding other properties within the portfolio that could also be managed.

