TUNA FISH PROPERTY



PROPERTY INVESTMENT, SALES
LETTINGS, MANAGEMENT
RENOVATIONS & REFURBISHMENT

MERSEYSIDE & WIRRAL

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Tuna Fish is a family-owned business incorporated in 2013, and focused on ensuring our properties and those of our clients are let, with few voids, at maximum rent, in order maximise returns. We do this by keeping costs low and achieving market rents which are reviewed annually.

LETTINGS - MARKET-LEADING TENANT REFERENCING

One of the keys to our success is ensuring that prospective tenants undergo market-leading referencing to insurance level standards. We believe given the current legislation that it is critical to ensure that tenants are suitable for the properties we let and to prevent issues arriving after tenanting, which could have been discovered earlier in the referencing process. Our referencing is very thorough, and due diligence is undertaken by a third-party company that specialises in this area.

INSURANCE BACKED RENTAL GUARANTEE

We have an insurance backed rental guarantee should property investors wish to protect their income from unforeseen issues, such as tenant unemployment.

PROPERTY MANAGEMENT

We inspect regularly, liaise, and communicate with our tenants and ensure that costs are kept to a minimum through efficient and effective property management. Tuna Fish also manages free-hold blocks throughout Merseyside and Wirral with a focus on minimising service charges to leaseholders. We also advise leaseholders on Right to Manage and other issues which arise through poor service charge management or blatant over-charging.

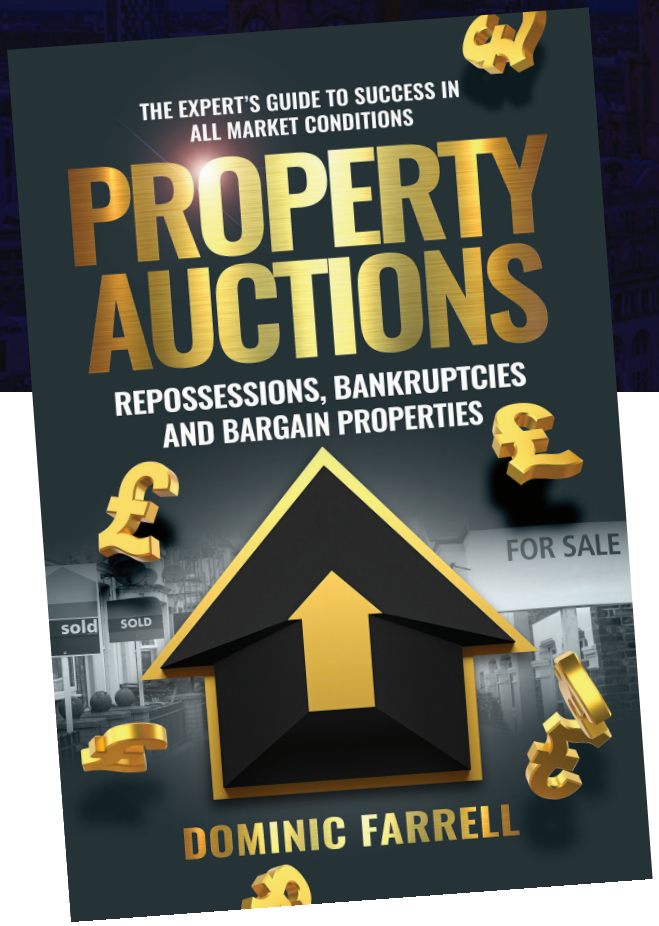
Without tenants, we have no business. Tuna Fish spends considerable time ensuring that our tenants are content, as a happy tenant remains in the property for many years and looks after it. Our approach benefits not only the tenant, but the property investor in lower maintenance costs and shorter or no voids.

PROPERTY INVESTMENT

Tuna Fish is an expert in buy-to-let property investment. We can source excellent high-income-producing investment properties either from a family property development business or through the open market, off-market or through local and national property auctions. Tuna Fish also undertakes property renovation and refurbishment in Merseyside and Wirral and has off-market opportunities available.

PROPERTY AUCTIONS

Tuna Fish is an expert in buying and selling property at auction. Director Dominic Farrell has written the Amazon No.1 Bestseller "Property Auctions: Repossessions, Bankruptcies and Bargain Properties" and can advise on any property investment strategy seeking distressed assets and value at auction in the UK.



PROPERTY SALES

Tuna Fish also offers a fixed fee property sales service utilising our experience of the Merseyside and Wirral property markets to the benefit of clients. There are no hidden costs, all viewings are accompanied, there is no exclusivity or tie-in, and marketing is via Zoopla, On The Market and other channels. Compared to High Street estate agents in Liverpool and Wirral, the cost savings are huge!







NON-UK RESIDENT LANDLORDS

We have a large client base of non-UK resident landlords and are well-versed in long-distance relationships and assisting with all property-related matters through our virtual office service. Our non-UK resident clients trust us to manage their affairs and as such continue to invest with us, year in and year out.



LETTINGS & PROPERTY MANAGEMENT

WHY TUNA FISH?

Reason One: From £295 to source a fully referenced tenant.
Reason Two: Much lower fees than High Street letting agents.
Reason Three: From 7.95% fully managed.
Reason Four: 18 months' insurance backed rental guarantee.
Reason Five: Regular rent reviews to increase landlord profitability.
Reason Six: Efficient and cost-effective repairs, maintenance, & renovations.

We are landlords ourselves and own properties in the very roads, streets, and blocks that we manage and where many of our clients have also invested. We understand landlords because we are landlords, not a high street corporate lettings agency.

Our mission is simple:

MAXIMISE YOUR RETURNS

We do not do this at the tenant's expense, but we all work together to everyone's benefit. Happy tenants inevitably feed into the bottom line, and as such, our hands-on approach is highly effective.

Tuna Fish does not believe in a one-size-fits-all fee structure, and therefore, we offer a bespoke service according to your needs and requirements. We work in partnership with you to ensure your property or portfolio is achieving its true potential.

Landlords stay with us for many years, & many have expanded their portfolios during their time with us.

PROPERTY MANAGEMENT

We provide a single point of contact for your property management requirements and make use of our local contractors, with whom we have worked with for many years. They provide a quick response in emergencies and cost-effective property management in Merseyside and Wirral.

ASSET MANAGEMENT

Good property management not only keeps your tenants happy and more likely to remain long-term, but also maintains and enhances your property's value.

From time-to-time emergencies arise, a boiler fails, a roof leaks, an electrical fault materialises, which all require a swift response, but routine planned maintenance should be scheduled to keep on top of the property, which does result in savings over the long-term.

Property management is about reducing the risk to your tenants and their visitors whilst ensuring that your investment does not depreciate in value but appreciates.

TENANT & PROPERTY SAFETY

The primary purpose of good property management is to keep your tenants safe. Nothing is a greater priority. There is no issue higher up the list than fire safety, and Tuna Fish has extensive experience in this area, whether in Liverpool block management or individual freehold houses.

In the apartment blocks we own or manage, we undertake weekly fire alarm testing, inspections of escape routes, as well as monthly emergency lighting tests. We organise fire risk assessments and twice-yearly servicing and maintenance of fire alarm systems.

KEEP COSTS LOW

Tuna Fish can provide property management in Merseyside and Wirral, which covers all aspects of building and property maintenance, including:

- Electrical (incl. EICRs, Re-wires)
- Gas and plumbing
- Building works, painting, & decorating
- Carpeting and flooring
- Gardening
- Professional cleaning

NET INCOME

Buy to Let investors should never lose sight of the fact that they are running a business, the aim of which is to produce profit in terms of income and capital growth.

Net income, which should be the focus for a property investor, is simply rent minus costs. Good rent management can see this increase over time, whilst focus should also be on minimising costs. One of the largest components of costs is property maintenance and management.

Choose your letting agent well, not just on headline fees such as tenant sourcing, referencing, check-in and monthly management charges, but also their access to quality, dependable professionals who offer value for money, thus adding to your net income, not theirs.

Remember, the aim of property management is to make your tenant's home safe and comfortable whilst at the same time increasing your net income over time and producing a solid return on your buy-to-let investment.

REFURBISHMENT & RENOVATION

BUY, REFURB, REFINANCE & RENT (BRRR) IN LIVERPOOL

Whether your property requires renovation to let or to force its BRRR value higher, the Tuna Fish refurbishment and renovation team can help. We have experience in both large and small-scale property development. Our buy-to-let properties are refurbished and renovated to an extremely high rental standard. However, it is vital to work to a budget if you want your investment to work. We can help you with this, provide a quote and undertake the entire renovation ensuring the property is key ready for tenants.

The Tuna Fish team has undertaken many large and small development projects over the years, including a 5-storey office conversion into twenty-five apartments in central Liverpool, a large derelict former care home in Wirral into thirteen apartments, numerous HMOs, and many other projects across the region.

We work with solicitors, mortgage brokers, architects, surveyors, planners, building control and other construction industry professionals to help and guide you with your project from start to finish, especially if you do not live in the city.

We also undertake small jobs, such as a light refurbishment and between tenancy repairs and maintenance, we have fully qualified electricians and gas engineers available for electrical and gas installations and repairs and regulatory certification.

CONVERSION OF DERELICT FORMER CARE HOME INTO THIRTEEN APARTMENTS AND A NEW BUILD BUNAGALOW





HMO CONVERSIONS & HOUSE RENOVATIONS & REFURBISHMENT





BRIDGING & MORTGAGE FINANCE

Tuna Fish can assist with obtaining bridging and mortgage finance. Please enquire for details and to speak with an authorised and regulated broker.

WE CAN HELP

Tuna Fish is a family business and prides itself on having enduring professional and friendly relationships with clients. All clients have the owner's mobile telephone number, such is our confidence in the service we provide. Whether property sourcing, renovations, letting or property management, you can rely on us.

A FAMILY BUSINESS – WE ARE PROPERTY INVESTORS & LANDLORDS TOO





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CMP CERTIFIED
UKALA TOTAL LOSS CMP

PRS Property Redress Scheme

UK ALA

DPS Deposit Protection Service

ico. REGISTERED

Tuna Fish Property is a trading name of Tuna Fish Limited a company registered in England and Wales at Companies House no. 08725230. The registered office is Suites C,D,E,F, 14th Floor The Plaza, Old Hall Street, Liverpool, United Kingdom, L3 9QJ