



HIGH YIELD PROPERTY

ADAVO

EXCLUSIVE INVESTMENTS BY ADAVO.



FULLY REFURBISHED

Adavo Property specialise in high yield UK property. We provide an exclusive investment service which delivers high quality assets that produce returns from day one.

Each property is has been refurbished with a clearly defined target market in mind from the outset. The investment property provides room-by-room lettings for young professionals, key workers and students in popular locations.

We target multi-let because the assets naturally yield higher returns than any other aspect of the property market.

Our investment properties are bought at their current RICS market valuation and begin producing income immediately with 8%pa as a minimum.

Prices are currently close to or at the low point in the cycle. Adavo sells income-driven investment property which return high yields with a long term potential for capital growth.



FULLY LET

We believe in being passionate about what you do. We love property in all its forms, conditions and finishes.

When you invest with Adavo, you invest with people who care about the product we deliver and the service we provide. Our aim is simple - to be world class.

To us that means efficiency, effectiveness and a designed customer experience from first enquiry through to re-investment.

We believe in keeping things simple. Adavo selects locations that are ideally positioned for their target tenants.

Students like to live close to university and local pubs, clubs and entertainment so we source our properties in the well established student areas.

We aim to buy close to main hospitals, large scale employers as well as big government buildings. These provide professional and key worker tenants.

Everyone prefers to live in nice accommodation regardless of age, wealth or area. We position each asset to be in the top 5% of the market. This keeps the occupancy rate high and consistent, as well as dramatically reducing all maintenance costs.

Our investment properties will deliver great returns on a sustainable basis.

SUPERB LOCATIONS



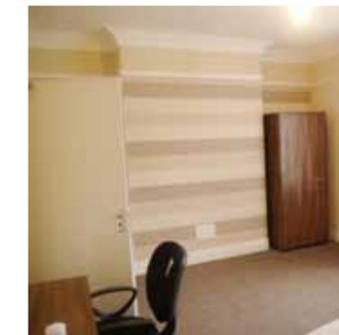
We provide investments that will produce a net monthly income once all costs are accounted for. Our multi-let properties will often double the income in comparison to their normal buy-to-let counterparts.

Adavo investment properties are a secure way to build your passive income on top of your monthly wage. It takes on average 5 properties to pass £2,000 per month net income which for most would match if not exceed their monthly wage.

We only offer properties for sale that are fully renovated. It takes a big part of the risk out of the product by not assuming a schedule of works. With Adavo, all the work has happened. Nothing more need take place.

You simply buy an income.

A BETTER WAY



- Average £125,000-£250,000 market value purchase price.
- Average rent £65-70 per room per week.
- £800 (3 bed) - £2,000 (8 bed) per month gross rent.
- 10% plus natural gross yield per annum.
- Average total investment £35,000.
- Return starts on day one.
- Fully Renovated and Fully Furnished.



MONTHLY INCOME





Adavo is one of the few UK property partnerships to have a steady stream of funding. This allows us to devote our time to making sure each property will exceed expectations.

Each property is bought off the shelf in pristine showhome condition. They are fully renovated and fully furnished investment properties that are ready to let on day one.

We use independent RICS valuations, commissioned by the buyer's mortgage lender, to ensure that a fair market value is agreed.

Adavo has considerable experience in the investment property market and our product reflects that. We sell investments that we know will return substantial cash profits for years to come.

READY MADE



Adavo's business model works in good time and bad. Our investments will return cash profit regardless of the movement of the housing market. Properties that yield over 10% also tend to hold their value far better than residential property, because the income drives the value - not the market or media.

We buy for income rather than capital growth. Income is far more stable than capital value. When house prices fell from 2007-2009, rents held firm. When the income is derived from a stable target market, such as students, then it becomes even more secure. Each tenancy is joint and severable and comes with parental guarantees giving further confidence.

What is anticipated now is that the timing for capital growth is looking more attractive. Capital values have fallen substantially from their peak meaning the current prices are close to their low point.

An income-based investment from Adavo with good long term capital growth prospects is a powerful proposition.

Adavo is specifically an investment developer. We occupy a niche of the market that is separate and distinct from the major national house builders.

Each property is an off-the-shelf high yield asset, not simply a home with a buy-to-let label attached. These are income-producing assets that will deliver exceptional income each year regardless of movement in house prices and normal residential rents.

Adavo guarantees the expected rental income until the property is first let. This means that your return starts as soon as you buy the property. We do this because we know from experience that these properties will rent well from day one.

Your monthly income is likely to be supplemented by the fact that we are currently close to, or even at, the bottom of a market cycle. You will be buying an income-driven investment with a good potential for long term capital growth and can regard your asset as a safe haven for hard earned savings in difficult market conditions.

Adavo is built on the right platform. We have adapted through the credit crunch and are now very well prepared for the future. One of the biggest reasons for this has been our integrity. We believe in doing things right and doing the right things.

Our investment properties are highly secure, tried and tested. All work has been completed, every loose end tied up and the return starts immediately. It is without question the right product for this current market. We enthusiastically subscribe to the motto 'do what you say you will do' because it aptly describes how we do business.

We are committed to delivering a world class customer experience. Each investment has been specifically designed from your initial enquiry through to your repeated re-investment.

You are cordially invited to enquire further and see for yourself.



ENQUIRY FORM



IF YOU ARE INTERESTED PLEASE FILL OUT THE FORM AND AN ADAVO REPRESENTATIVE WILL CALL TO ARRANGE A MEETING.

CLICK 'SUBMIT' TO SEND THIS FORM VIA EMAIL TO [MAIL@ADAVO.CO.UK](mailto:mail@adavo.co.uk). ALTERNATIVELY PLEASE ADDRESS WRITTEN ENQUIRY FORMS TO ADAVO PROPERTY LLP, Q16, QUORUM BUSINESS PARK, BENTON LANE, NEWCASTLE UPON TYNE, NE12 8BX. YOU CAN ALSO FAX YOUR ENQUIRY TO 0845 519 3249.

NAME:

COMPANY:

ADDRESS:

CITY:

POSTCODE:

EMAIL:

CONFIRM EMAIL:

DAYTIME PHONE:

EVENING PHONE:

TOTAL AMOUNT TO INVEST:

CASH PRESENTLY AVAILABLE:

TARGET INVESTMENT DATE:

HOW DID YOU FIND OUT ABOUT ADAVO?
FRIEND TV RADIO FT
GOOGLE YAHOO MSN OTHER

COMMENT:

FAX BACK: 0845 519 3249

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CLICK TO VISIT
WWW.ADAVO.CO.UK

COMMITMENT

DISCIPLINE

EXCELLENCE

STRENGTH

HABIT

FAITH

PASSION

PERFORMANCE

INTEGRITY

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