



Ocean Apartment FAQ'S

Fresh Invest specialise in providing market beating capital growth investments.

We focus on Below Market Value (BMV) property sourcing across different property types and develop individual strategies with our clients to achieve their financial goals with minimum hassle.

What's the rent safety net?

- It is the amount of money deducted from the cash back to cover any rental shortfalls you may have when letting the property.

Will my mortgage payments go up?

- As a property investor you take the risk of rises in interest rates so yes there is always the risk of rising mortgage rates. There is also the chance that rates will go down! The way to hedge interest rate risk is to a) buy properties that produce high rental returns and b) take a fixed rate if the product is available in the market you are investing in.

When will the property be resold?

- Our strategy is to exit at the 3 to 5 year point where the properties you have will be resold into the open market.

Who signs the contract on my behalf?

- The lawyer that you give Power Of Attorney (POA) to sign on your behalf.

How do you get such large discounts?

- Our partner use their bulk buying power and in depth market knowledge and contacts to find and agree deals where the sellers receive millions in sales proceeds in one transaction, this means that they can justify discounting so heavily.

What about the financial turmoil at the moment, will that not affect this?

- The current financial climate is actually a benefit to investors. We can now source even more undervalued real estate as there are numerous developers who have had credit problems and we can take advantage of. Our clients know that now is the time to invest.

What happens if I want to sell some of the properties?

- You have full control to sell your properties whenever you want.

What happens if I can't get a mortgage?

- We will ascertain your financial situation before you invest so as to make sure you have a suitable credit rating.

How will I know how my properties are performing?

- We have a full online database system and you will be given an access code so you can monitor your properties.

Who will manage my properties?

- You can use your own; alternatively our partner in Portugal has a letting and management agency.