TKI RESIDENTIAL

TKI Sourcing Service

www.tkiresidential.co.uk 0113 3224345 info@tkiresidential.co.uk

TKI RESIDENTIAL

About us.

Founded in 2022 by Matt Chapman and Justin Lee, TKI Residential was established with a clear vision: to reshape the investment property market through a more innovative and client-focused approach.

With nearly 15 years of experience in the property sector, Matt and Justin bring a depth of expertise and insight to every investment. Unlike many firms, our directors work directly with clients on a one-to-one basis, offering a highly personalised sourcing service focused on identifying the best buy-to-let opportunities across Yorkshire. These properties often present the potential for value to be added through minor refurbishment or strategic enhancements, making them ideal for investors looking to maximise returns.

This bespoke service goes far beyond our standard investment offering. For each opportunity, we provide detailed cash flow forecasts and comprehensive investment presentations. Every property is personally viewed by our directors, followed by a tailored feedback session that includes facts, figures, and clear guidance on what to expect from ownership.

At TKI Residential, we pride ourselves on offering a hands-on, transparent, and insightful experience to help both new and seasoned investors build stable, high-performing property portfolios. Whether you're focused on strong yields, immediate cash flow, or long-term capital growth, we're here to help you secure the right opportunities, backed by reliable data and experienced support every step of the way.

TKI RESIDENTIAL

Our Services.

Heres what our service includes:

Initial Consultation
We'll meet either in person or via Zoom/Teams to get to know you and your investment goals. We'll discuss key factors such as your budget, preferred locations, types of properties you're interested in, and your long-term objectives.

Sourcing Potential Opportunities
Based on your brief, we'll research and share property options that fit your criteria -properties we have either viewed or plan to view on your behalf.

Feedback & Investment Breakdown
Following viewings, we'll present our insights on each property, including refurbishment needs, projected returns, and potential rental income. We'll also explain how our lettings process works and what to expect from managing a property of this type.

Making an Offer
When you're ready to proceed, we'll advise on a suitable offer price and support you throughout the negotiation process, helping you make a competitive yet sensible bid.

Sales Progression
We'll oversee the transaction from offer acceptance through to completion -liaising with the seller's solicitor and introducing you to our recommended conveyancers to help ensure everything runs smoothly.

Free Management
After completion, your property will be seamlessly handed over to our experienced TKI Lettings team. You'll receive the same high level of service and support as all our landlords—but at no cost for the first 6 months. This complimentary management period is typically worth over £800, giving you a stress-free start to your investment journey.

TKI RESIDENTIAL

Matt Chapman Industry Background

With over a decade of hands-on experience in the property industry, I began my career in 2009, working for two of London's largest estate agencies. This early exposure provided a strong foundation in residential sales and lettings, and laid the groundwork for a career built on deep market knowledge and a passion for property.

In 2012, I returned to Leeds and seized the opportunity to acquire a small student letting agency. The business grew rapidly to become one of the largest of its kind in the city. Alongside this, I also founded a successful refurbishment and development company, specialising in HMO conversions and property flips. The typical project involved acquiring 4-bedroom homes, excavating basements to create two additional bedrooms, and adding significant value before selling them to a loyal base of landlord clients. Over the years, the team delivered more than 100 full property refurbishments for investors across the region.

Following the sale of the student lettings business in 2019, I took time to design and build my own home, an experience that further deepened my understanding of property development from concept to completion.

It was 2022 when Justin and I founded TKI Residential, a property sourcing and lettings agency focused on helping investors navigate the UK Property market with confidence. Since its inception, TKI Residential has earned Gold at the British Property Awards two years in a row, while building a strong reputation for transparency, results, and client service. Today, the company serves a growing network of over 15,000 property investors, offering expert sourcing, lettings, and end-to-end investment support.

TKI RESIDENTIAL

Case Studies

2-bedroom student property near Leeds University

Recently refurbished two-bedroom terraced house in Leeds, currently generating £14,040 in annual rental income. While primarily targeted at the student market, the property offers excellent versatility and resilience, with strong potential to also attract professional tenants should the student demand fluctuate.

3-bedroom Terrace House in North Leeds

This three-bedroom terraced house in North Leeds has undergone minor refurbishment and currently generates £11,400 in annual rental income. It has been let to a young family for the past three years, with no void periods or maintenance issues. The property continues to be a strong investment for our client, who has seen a 25% increase in its value since acquisition."

TKI RESIDENTIAL

Case Studies

4-bedroom detached house in North Leeds

A two-bedroom bungalow was transformed into a spacious four-bedroom, two-storey home with a landscaped garden. The project involved dismantling and rebuilding the original structure to accommodate a side extension and an additional floor. Completed to a high specification, the renovation added £350,000 in value to the property.

TKI RESIDENTIAL

Example Cash Flow Forecast

Once your deposit level has been determined and a suitable property has been sourced, we will prepare a detailed cash flow forecast tailored to your specific investment. This forecast will provide a clear picture of the expected monthly income after accounting for key expenses such as mortgage payments, helping you understand the true financial performance and long-term value of the investment.

Purchase price	£200,000.00	75%	LTV
		£1,500.00	
Stamp duty at 7%		£14,000	
Admin Fee			
Total Professional Fees		£15,500.00	

Income and expenses per month		
Income		**Rent PCM**
		£1,170.00
Total Income		£1,170.00
Annual Expenditure PA		
Finance (mortgage)		£7,500.00
Service Charge		£0.00
Ground Rent		£0.00
Rental Management Fee	10%	£0.00
Total Expenses		£7,500.00
Gross Yield		7.02%
Net Yield		7.02%
Return on Cash Invested		9.98%

Initial purchase capital required		
Deposit	£50,000.00	25.00%
Total Professional Fees	£15,500.00	
Total capital cost	£65,500.00	
Mortgages		
Amount of Finance Needed	£150,000.00	
Interest only, per annum	£7,500.00	5.00%
Monthly interest payment	£625.00	
Gross Cashflow per annum	£14,040.00	
Annual Expenses	£7,500.00	
Net Cashflow Per Annum	£6,540.00	

(This is an example cash flow forecast and the one we produce will include more detail such as predicted maintenance and management costs. This makes it much more realistic)

TKI RESIDENTIAL

Topics We Cover

Property Investment Strategies

- Buy-to-let (single lets, HMOs)
- BRR (Buy, Refurbish, Refinance)
- Property flipping

Market Analysis

- How to research and identify investment hotspots
- Analyzing local demand, rental yields, and capital growth potential

Finance & Funding

- Understanding mortgages and lending criteria
- Calculating return on investment (ROI) and cash flow
- Access to our mortgage brokers

Deal Sourcing & Due Diligence

- Spotting undervalued or high-potential properties
- Running the numbers: assessing deals properly
- Understanding comparables, legal issues, and risks

Legal & Tax Considerations

- Ownership structures (personal, limited company, LLP)
- Stamp duty and capital gains tax
- Access to our professional tax consultants

Refurbishment & Project Management

- Budgeting and managing renovations
- Adding value through upgrades and layout changes

Lettings & Property Management

- Managing agents vs. self-managing

TKI RESIDENTIAL

Pricing

At TKI, we believe in full transparency when it comes to pricing. Our service is built around quality, not quantity, we only begin viewing properties once we have a thorough understanding of your investment goals and preferences.

Our goal is to ensure you secure the right investment without wasting time or budget.

1

Sourcing Fee £7,500

This includes:

- A personalised consultation and investment strategy
- Up to 5 pre-qualified property viewings
- Full analysis, feedback presentation, and cash flow forecasts for each shortlisted property
- Ongoing support through offer, negotiation, and sales progression
- 6-months free lettings management worth over £850
- We carefully select and pre-qualify each property with you before viewing, ensuring that every option presented has a high likelihood of resulting in a purchase.

2

Additional Viewings & Analysis: £250 per property

If none of the initial 5 properties are suitable, we can continue sourcing additional opportunities at a fixed fee of £250 per property. This includes:

- Property viewing
- Detailed analysis and presentation
- Updated investment figures and rental projections

3

6-months Free Property Management

Once your purchase is complete, you'll receive 6 months of free property management with our experienced lettings team at TKI Lettings, a service typically worth over £850. This gives you immediate, hands-off support from a trusted team who know the property inside out and are committed to maximising your investment from day one.

TKI RESIDENTIAL

Final Thoughts

Property investment is a long-term strategy designed to help you achieve financial freedom. By making this upfront investment in your future, you're gaining access to the knowledge and experience that can help you avoid the costly mistakes others make when going it alone. This one-time expense gives you the tools and guidance needed to build a stable, high-performing portfolio for the rest of your life. A great property portfolio is one that grows in value, generates consistent income, and avoids the common pitfalls such as prolonged void periods and ongoing management issues.

Contact us now

TKI Residential

www.tkiresidential.co.uk

0113 3224345

info@tkiresidential.co.uk

@tkiresidential