

# EAST CLARE GOLF VILLAGE BUY TO LET FAQ'S

## Our Frequently Asked Questions

### **What and where is East Clare Golf Village**

East Clare Golf Village is situated in East Clare – County Clare - Ireland

The complex consists of 51 two bedroom houses set in beautiful grounds adjacent to the Golf Course.

### **What is a Buy to Let?**

Buy to let is when a property is purchased for the purpose of being let out to tenants. Through owning a buy to let property, investors can generate a return on investment through regular rental income.

### **What is a Holiday Buy to Let?**

A Holiday Buy to Let is when a property is purchased for the purpose of being let out to holidaying clients through a management company already in place and able to deliver with pre-existing marketing contracts. Through owning a buy to let property, investors can generate a return on investment through a guaranteed pre-agreed income.

### **What is a Rental Yield?**

Rental yields are percentage figures which indicate the type of returns you will make on your buy to let investment. Identifying your rental yield is a key part of any property investment strategy.

### **How do assured Rental Yields work?**

An assured rental yield is a rental guarantee from the developer of your chosen resort investment. This allows you to invest in property while knowing you'll receive a fixed return on your investment for a number of years.

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## **Why invest in Buy to Let?**

Investing in buy to let is a great way to maximise your money by owning a lucrative asset. When well researched, buy to let provides consistent rental returns year after year which can be used to grow an attractive property portfolio.

## **What is a Buy to Let Mortgage?**

A buy to let mortgage is very similar to a regular, residential mortgage – money is loaned by a provider to help cover the initial purchase cost of a property, and the loan is repaid every month by the property owner over a set time period.

## **What is Buy to Let Tax?**

With buy to let property investment considered a kind of business deal, there are a few different types of tax that are associated with it. From capital gains and income to stamp duty and tax relief, understanding tax on buy to let is integral to making the most out of your investment.

## **What is Capital Appreciation?**

Capital appreciation is when the value of your property has increased over time, meaning it can be sold for a higher price than the initial purchase price. It's important to consider capital appreciation alongside rental returns to get the most out of a buy to let investment.

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## **What are the Differences between Holiday Buy to let and Residential Property Buy to Let?**

There are many differences between Holiday Rental and residential properties. For instance, Holiday properties are rented to Holiday makers for short stays only, while residential properties can be rented to a range of different tenants like young professionals or retirees, but it has to be noted the latter carries a high risk and often landlords have problems with non-paying tenants, it is not always easy finding the perfect tenant.

## **What are the Benefits of buying A Holiday Buy to let in a Hotel, Resort and Sporting Complex?**

There are many benefits but the main two are:

1. That the management company deals with all the day running and marketing of the complex and your property.

2. You get to use your Holiday home for four weeks of the year as an Owner giving you a holiday home and a Buy to Let Investment. Should you choose not to use your four weeks in your Property you have a range of Options available:

A. The management company can rent them out for you.

B. You can use an Exchange organisation to swap/exchange your weeks for weeks in other worldwide locations around the world. Our current members have a choice of over 3500 different properties and resorts to choose from.

C. You can personally gift or rent them to family and friends or a group of Golfing friends.

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## **What are the best European Property Holiday buy to let Hotspots?**

The Trend for the last few years has drawn People to Spain and Portugal, However with the current Covid-19 Virus and the lean towards rural tourism; places like Ireland are rapidly catching up and starting to claim a share of this growing market place, especially now as People look for safer options closer to home.

## **Who manages the Project on Completion?**

During the duration of assured rental periods, the development is managed by an allocated management company who deals with all aspects like marketing, finding Holiday rentals and allotment contracts with tour operators, and general maintenance responsibilities.

## **Who will help us through the buying process?**

The East Clare Golf Village sales team prides itself on being a European leader in the buy to let holiday Property Market, Currently boasting a wealth of knowledge and experience in the holiday and Property Industries. Our expert team work hard and conscientiously to present our investors with the ultimate property opportunities in the Holiday Buy to let industry.

The Onsite management team are also always on hand to help throughout your Ownership.

## **Head over heart**

**Why take the risk of buying in a far flung European destination especially after Brexit, buying in Ireland is much closer to home with a guaranteed management contract already in place, you don't need to find tenants or holiday makers and hope to get a return. At East Clare Gold village this is already established and in place ready to go.**

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## **Please note:**

When making buy to let investments, it's essential to consider what yields are required to cover costs and bring in a tidy profit. To cover costs, you should be aiming for a net yield of around four per cent in today's climate, with two per cent representing the point at which your costs should be covered.

**East Clare Golf Village is offering a fantastic Net Yield of 7% after all running costs and this is currently being offered for a 5 year period to first time Purchasers.**

## **What Should I know about the standard Buy to let market?**

Be realistic with your expectations because, by nature, the buy to let market is unpredictable and this unpredictability is further compounded when you're dealing with property that's hundreds or even thousands of miles away. Buying a holiday buy to let in Ireland is on your door step.

Rental streams are not guaranteed and tenants can always decide to walk away or stop paying.

So finding the right tenants (ideally those with a good, steady salary to rely on) is arguably just as important as investing in the right property and the right location, with The East Clare Buy to Let Holiday option this is not a concern and You should also consider the year-round factor, as living the Rural Tourism life tends to attract Clients all year, whereas properties based in Sunshine resort towns could be vacant for weeks on end in the off-season.

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**These are just broad guiding principles.**

To really understand the market, we need to dig a little deeper and examine the trees in order to fully see the wood. For this you will need to speak to us so we can guide you through the simple process of becoming a Holiday Buy to let Owner.

**Contact us on [infobmcm@gmail.com](mailto:infobmcm@gmail.com)**



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