

## East Clare Golf Village Holiday Home buy Buy-to-Let Benefits

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- More than ever investing in property is one of the most reliable sources of investment, as it is a tangible asset that can be understood and controlled, to a certain extent, once you get to know the industry.
- It has to be pointed out that one of the greatest advantages of being a buy-to-let investor is that you can earn an income in two different ways. One way is through the rental return paid by the management company of the property, please note the apartments at East Clare are already under management and a 5 year lease is already in place to bring in clients to your property and the other is through capital growth, as a rule depending on where the property is located. In Ireland, rural areas due to Covid -19 are becoming increasingly in demand, which is causing property prices and rental yields to climb.
- As Holiday rental property is currently a popular lifestyle trend, there is less chance of experiencing void periods in your letting. As with a normal tenant rental buy-to-let property if a unit remains unoccupied, the loss of rental income during that period of time falls on the owner, but not at East Clare.
- Investing in apartments in particular is a fantastic way to reap the benefits of Buy-to-Let; the cost of an apartment is typically lower than that of a house, meaning that purchasers are more likely to be able to buy in bulk and build their property portfolio more effectively.
- Investors can benefit from the fact the property already has a strong and reliable, long-term guest occupation plan, ensuring that they will receive a steady and predictable source of clients, which is why we can guarantee a 7% yield return on your investment for the first 5 years of ownership or 5% Yield for 7 years.
- Due to the existing lease in place with Valsky Ltd and as per the condition under the current lease. Valsky Ltd (The management company) pay all of the running costs of the apartment including all insurances – saving the owner Circa €5,000 per annum per unit.... except annual insurance on the property which is circa €150.00 euros per year per unit.
- After five years ownership of the unit. The property owner could qualify for Irish residency leading on to obtaining an Irish passport. (NB. Each Persons Individual circumstances will apply)
- Each Owner will receive 4 weeks special Ownership usage, which includes a heavy Golf usage discount and access to free transportation to local bars and restaurants in the surrounding are including lake Derg.
- Due to East Clare's high standing in the Irish and European Holiday market place all owners will have access to exchange options to allow them to use some or all of their Owner usage in other European resorts through exchange companies, it is worth noting that the apartments for sale at East Clare Golf Village hold the prestigious RCI gold Crown Award.
- After the first five years. A buy back option will be offered to the first Ten Purchasers in the 2020 East Clare Golf Village Buy-to-let program.

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If you know the market well and do your research, you could benefit from the advantages of the buy- to - let market. Welcome to East Clare Golf Village Holiday Buy-to-Le and how to become a Happy Owner there, for further information and detail through our various guides that will help you on your way to making the investment decision of a lifetime, contact [infobmcm@ymail.com](mailto:infobmcm@ymail.com)