



The UK's premier rent **guarantee** company



Divrse - introduction

Divrse work in partnership with local authorities to home adults with support needs. We build our business by leasing properties from agents, professional landlords and purchasing older buildings for renovation. **Divrse** are not an estate agency, our business is run by experienced property owners who genuinely understand typical landlord and agent concerns and issues. We want what you want, properties that generate solid and consistent income that are well maintained.

Benefits for professional landlords and investors

- ✓ Long term leases underpinned by the local authority
- ✓ Guaranteed rent - no voids!
- ✓ No management charges
- ✓ Premium investment opportunities
- ✓ In-house management and maintenance teams



Divrse premium management plan



1. 100% GUARANTEED RENT

No more voids, guaranteed monthly payments for all the rooms in the property throughout the term of the lease.

2. WEEKLY HOUSEKEEPING

Twice weekly cleans for all properties in our portfolio.

3. MAINTENANCE

We take care of all maintenance issues at our cost (excluding structure, roof and boiler).

4. COMPLIANCE / HEALTH AND SAFETY

We ensure all properties are kept fully compliant and adhere to all health and safety regulations.

5. UTILITY BILLS / RUNNING COSTS

We take responsibility for all utility bills, running costs.

6. EMERGENCY CALL OUT

We provide a 24/7 emergency call out service.

Divrse – Why Us?

Divrse's niche market of reducing homelessness in the community is growing year on year. COVID has exasperated the housing crisis to unprecedented levels.

Divrse's leases are underpinned by local authorities that guarantee a fixed regular income. This provides enviable security during these extremely uncertain times.

Divrse have a proven track record working with local authorities, agents, professional landlords and investors. We constantly strive to be at the leading edge of our industry and provide an exemplary service to all.

BENEFITS FOR LANDLORDS

- ✓ Long term leases
- ✓ Guaranteed rent
- ✓ No management fees
- ✓ No voids
- ✓ No tenant finder fees
- ✓ No tenant arrears
- ✓ No tenant evictions
- ✓ No tenant headaches
- ✓ No maintenance surcharges



Divrse - investment opportunities

Alongside leasing properties from professional landlords, Divrse also work with property investors to strategically identify, purchase and renovate properties. All investments benefit from pre-approved local authority *agreements for lease and will be fully managed*, maintained and operated by our in-house management and maintenance teams.

Divrse provide a framework for professional landlords and investors to diversify their portfolio's and receive fixed guaranteed returns.

However, the **true benefit** really is by working together, we can genuinely make a difference addressing supported housing needs within the community.

What we offer investors

- ✓ Asset backed investments
- ✓ Guaranteed long term leases
- ✓ Fixed percentage returns
- ✓ Profit sharing enterprises
- ✓ Joint venture agreements
- ✓ Security in uncertain times



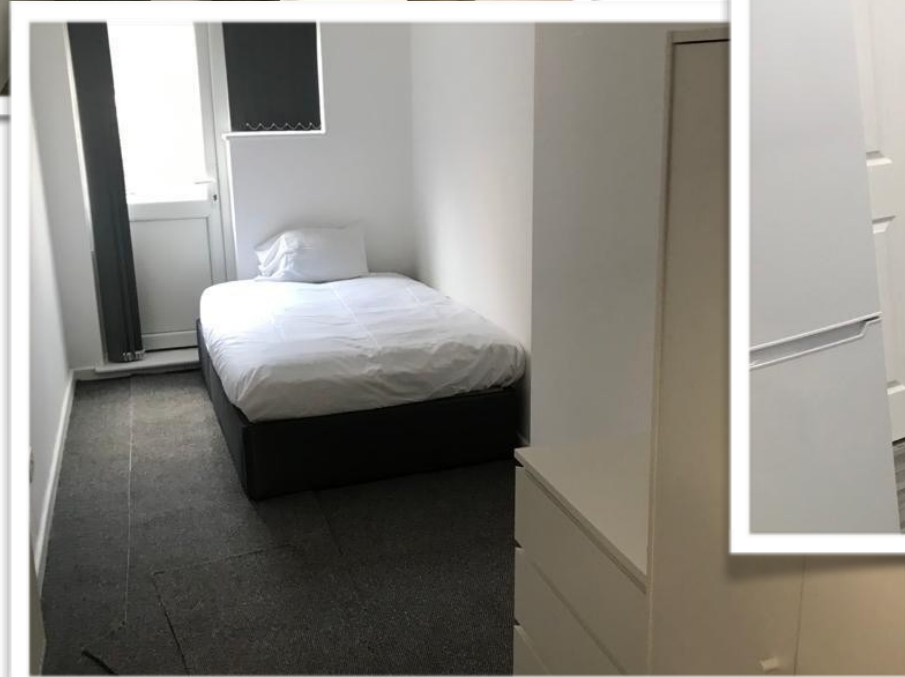
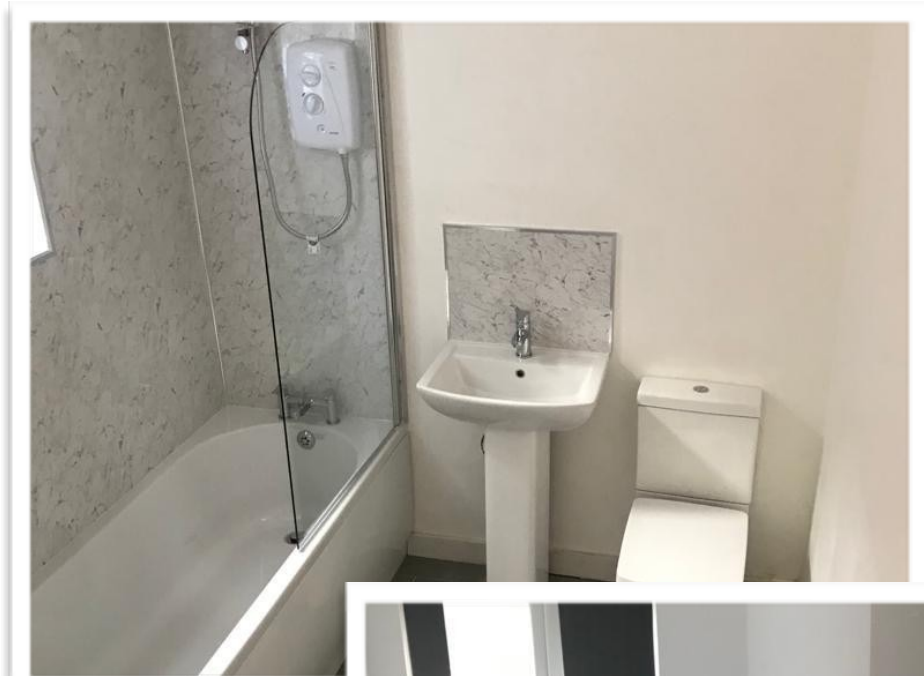
Duke of York - renovation

2021; An example of a recent renovation of a public house in Salford producing 13 individual studio apartments tailored to the local authority needs.



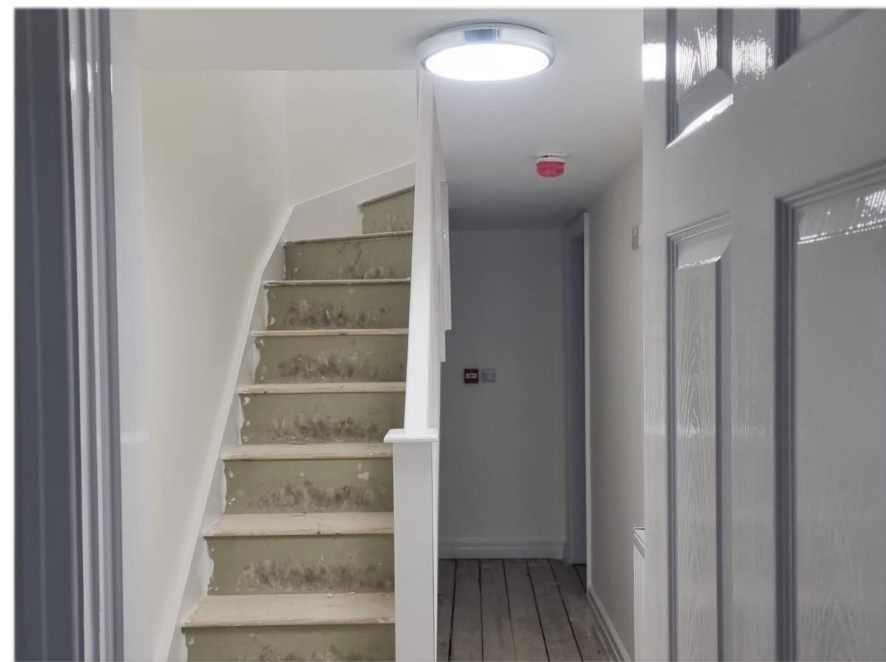
8 bedroom - renovation

2021; An example of a derelict commercial building fully renovated in Salford providing 8 individual rooms for the local authority.



6 bedroom en-suite - renovation

2021; An example of a run down local home currently being renovated in Salford offering 6 en-suite rooms tailored to the local authority needs.



Divrse - future growth

Divrse constantly strive to be at the leading edge of our industry and provide the most innovative opportunities for professional landlords and investors. Over the coming year, our business is expanding into new local authority regions throughout the UK providing exciting opportunities for all.

Please ask for **testimonials**; our landlords will be more than happy to discuss our services and professionalism with you.

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