

# INVESTED IN HAPPINESS



OUR  
MISSION



INVEST WITH  
US



CASE  
STUDIES

[www.hidohomes.com](http://www.hidohomes.com)



# INTRODUCTION

As an innovative and professional property development business, Hido Homes have earned a reputation for delivering high quality projects.

Calling on the experience and dedication of a close-knit team of specialists, we're able to channel our expertise into projects we believe in and creating places we're proud of.

We acquire and develop dilapidated properties in the East Riding of Yorkshire and surrounding areas. Upon build completion we add the properties to our diverse rental portfolio of high quality, high yielding, well maintained and aspirational rental homes for our investors.

A personal message from Rishi, who runs Hido Homes: "As a healthcare professional, I come from a career background within the NHS as an ICU Pharmacist which has taught me to approach high-pressure scenarios with a level head and a calm approach. Working in this environment has also showed me how much I value helping others and I wanted to incorporate these attributes into helping property investors by allowing them to invest with happiness"



## OUR VALUES



### TRANSPARENCY

Whether it's the progress on where we are with the purchase process, updates on the refurbishment or the general explanation of what we do, you will be told with complete honesty and transparency. We want to build strong, long-lasting relationships by ensuring you have the full picture of what is happening with your money.



### TRUST

Investing, for some, can be a difficult thing to jump into. It is your cash that you've worked extremely hard to make and/or keep. We understand this and we hear this. If you are feeling eager, but hesitant, to invest your money, we can spend longer going through the process, answering any questions you have and quelling any uncertainties. It is imperative to us that you leave your money in the safe hands of someone you trust.



### PROFESSIONALISM

Coming from the NHS as a healthcare professional and looking after very unwell patients, the ethos of professionalism is strongly engrained within the practice of Hido Homes. We will make sure to look after you every step of the way.



### ETHICS

Acting ethically is one of the cornerstones to our practice. We want our investors to have incredible returns but more than that, we want you to be happy and know that we have served you well. It must always be a win-win scenario.

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# OUR MISSION



**We aim to help Investors feel relaxed without unnecessary stress.**

At Hido Homes we have a big vision; we want to create a better UK housing sector. A sector that is fair and equal, and which has the customer, environment, and local community at its heart. At the same time, we still want to provide great returns for you; we certainly don't see all these aims as mutually exclusive. Ultimately, we want to make a positive impact on people's lives through property.

Hido Homes aims to guide and show you with our wealth of knowledge, experience and tenacity that your capital leads to a successful property investment. With our combined expertise we can take you through every step of the process, from finding the right property to refinancing. We use our contacts and knowledge to ensure minimal capital is left in the property with the maximum return on investment.

# BUILDING STRONG RELATIONSHIPS

**Our foundation rests on the pillars of Trust, Integrity, and Authenticity.**

Hido Homes builds strong relationships through communication and understanding what YOU want. We are here to serve you and make you happy...and working with us is a good way to ensure that!

There won't be a hard sell, we won't be pushy and you will not be treated like a number! We value you as a person and want to work with you, to create a mutual benefit and a long-lasting relationship.



**We find, you fund.**

**We manage your investment from end to end, and you enjoy the monthly cashflow.**

**It's as simple as that.**

**A "PERSONAL MESSAGE" FROM OUR OWNER**



**Rishi Bhaskara**

**A personal message from Rishi about building relationships.**

"Over the 6 years I have been working with investors, I have always emphasised on building a strong working relationship with them to ensure they have peace of mind going into a project with Hido Homes. My goal is to create a relaxed environment which exudes accountability and loyalty to the relationships I build through Hido Homes"

# PROJECTS OVERVIEW

Yorkshire is a region encompassing a mix of rural and urban areas which Hido Homes specialises in. The area covers several national parks and notable cities, our main speciality is Hull. With Hull being one of North England's most populous and bustling cities, it attracts a large number of students and young professionals.

## WHY WE INVEST IN HULL



Thriving Student Population



Growing Job Opportunities



Affordable property prices



Scenic & Cultural Appeal

## A FEW RECENT PROJECTS

Lambert St was an old student HMO. The house had been empty for some time and it was covered in damp. It required a full refurbishment and we decided to transform the property into a beautiful and modern 5 bedroom, all en suite HMO.

How it has helped the investor - at the time, the investor was only getting 0.5% annual interest on their saved money in the bank. They weren't interested in searching for new ways to invest and wanted to leave the money with someone they could trust for a great return. The investor received 6% annual interest and was so happy with the service that they kept the money with us for 5 years.



[View Project Showcase](#)



[View Project Showcase](#)

Roslyn Road was, unfortunately, a property that was purchased via probate. The family were looking for a fair price and wanted a quick sale so they could move forward. As well as being able to help this family move on, we were able to convert the house from a 2 bedroom to a 3 bedroom. Coupled with a full refurbishment (new kitchen, bathroom, carpets and re-paint) we were able to create a high-value and beautiful family home.



# INVEST WITH US

Find out how much more interest £100,000 earns invested with us, compared to a typical savings account.

Savings Account (100k paying 5.0% per year)			Hido Homes (100k paying 10% per year)		
Term	Balance	Interest	Term	Balance	Interest
Year 1	£105,000	£5,000	Year 1	£110,000	£10,000
Year 2	£110,250	£10,250	Year 2	£121,000	£21,000
Year 3	£115,762	£15,762	Year 3	£133,100	£33,100
Year 4	£121,550	£21,550	Year 4	£146,410	£46,410
Year 5	£127,628	£27,628	Year 5	£161,051	£61,051

Select the right investment level for you

TIER 1 HIDO HOMES	TIER 2 HIDO HOMES	TIER 3 HIDO HOMES
£15,000 - £49,999 Investment	£50,000 - £99,999 Investment	£100,000+ Investment
Up to 8% Interest Rate	Up to 9% Interest Rate	Up to 10% Interest Rate
2nd Charge Security	2nd Charge Security	2nd Charge Security
1st Charge Security	1st Charge Security	1st Charge Security
Legal Personal Guarantee	Legal Personal Guarantee	Legal Personal Guarantee
	1st or 2nd Charge Security Dependent on House Price (Unregulated)	1st or 2nd Charge Security Dependent on House Price (Unregulated)

Investment level details

2nd Charge Security: Subject to lender's approval

Speak to us about the right investment opportunity for you on 01482 533771 or email:

[info@hidohomes.com](mailto:info@hidohomes.com)



# CORE OFFER

We are looking from investments from £15k upwards, ensuring you as an investor get a return of 8-10% on your cash invested.

We also have options for you to invest your money into the property, but receive a 50:50 split of the profits instead!

## WE CAN HELP YOU



CONSULTATION



AGREE ON  
INVESTMENT  
PLAN



RECEIVE GREAT  
RETURNS

## THE INVESTMENT AND BUYING PROCESS

Ensuring your investment will be used wisely can create some uncertainty as an investor. We will meet you and discuss your requirements in depth so that we understand exactly what aims and expectations you have with your capital - your budget, timescales and desired return on investment. Once we have listened to you, we will propose a plan that is tailored to your specific needs.

With a plan agreed we will begin searching for properties that suit both your budget and the agreed investment expectations. We will view potentially suitable properties and put in offers on the ones that best match your requirements. Then, it will be a case of refurbishing the house to the appropriate standard and refinancing the property at the higher value to release the capital.

We know that every investor is different; some require little to no involvement, while others like to be fully aware of the property investment process from start to finish. Whatever your needs are, we will accommodate it as best as possible and agree, together, how frequently you'd like to be contacted and updated.

## OUR PERSONAL APPROACH

We are small, Hull-run company, and we pride ourselves on giving a personal and bespoke service. Rishi, who owns Hido Homes, is available to speak at a time convenient to you, and you shall deal with him personally when you choose to invest.

# CASE STUDIES

Hido Homes is striving to become a driving force in the regeneration of property in the North of England. We've earned a reputation for excellence in property refurbishment from residential building restoration to HMO conversion and everything in between. We combine innovative thinking with quality design and refurbishment and a total focus on the delivery of great places for our investors.

Please see some of our latest projects below.



### Albert Avenue

Conversion of 3 bedroom house to 5 bedroom HMO.

### Kings Bench St

Conversion of 3 bedroom house to 5 bedroom HMO.



### Thoresby Street

Purchased below market value and completed a full refurbishment to add value.

[View Project Showcase](#)

We take an open-minded approach when it comes to discussing your investor journey

**CALL US ON 01482 533771**





**HidoHomes**  
INVESTED IN HAPPINESS

**Would you like to find out more  
regarding our Investment Strategy?  
Call or Email us on  
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