



OCTOBER · WEEK 1

WEEKLY PROPERTY UPDATE

Progress. Discipline. Delivery.

A live week across the LetSavvy portfolio - conveyancing progressing, disciplined acquisition decisions, auction activity, strong contractor-accommodation occupancy and refurbishment progress.



WEEK ENDING 4 OCTOBER 2026

HARTLEPOOL · SOUTH TYNESIDE · NORTH EAST

THIS WEEK AT LETSAVVY

A week of progress and disciplined decisions

The portfolio continues to move at different stages. Legal work is progressing on one acquisition, another opportunity was dropped when the price changed, auction activity continued and the operating portfolio remained busy.

01

HARDIE DRIVE**CONVEYANCING IN PROGRESS**

The agreed purchase is moving through conveyancing as we progress the acquisition towards completion.

02

HMO OPPORTUNITY**DEAL WITHDRAWN**

The proposed HMO acquisition fell through after the sourcer increased the price. We stayed disciplined and did not chase the deal.

03

SIMONSIDE**AUCTION BID SUBMITTED**

We bid on another property in Simonside at auction as the acquisition pipeline continues to be actively worked.

04

AVONDALE**FULLY BOOKED THIS WEEK**

Contractor accommodation remained fully booked for the week, continuing the strong operational performance at Avondale.

05

MALCOLM ROAD**LIVE REFURBISHMENT**

The refurbishment continues to move forward, with decoration, flooring and the redesigned living arrangement becoming increasingly visible.

THE APPROACH

Keep moving, but keep the numbers disciplined

Not every opportunity should complete. The focus remains on buying well, progressing the right projects and protecting the fundamentals of each deal.

HARDIE DRIVE

From agreed deal into conveyancing

Hardie Drive is now progressing through conveyancing. The project remains part of our South Tyneside acquisition strategy, with the legal process now the immediate focus before the refurbishment stage begins.

STATUS

CONVEYANCING IN PROGRESS

The deal has moved beyond negotiation and into the legal process. We will continue progressing due diligence and the practical steps required ahead of completion.

PIPELINE UPDATE

One deal dropped. Another bid submitted.

The HMO opportunity did not proceed after the sourcer increased the price. Rather than stretch the numbers, we walked away. Separately, we submitted a bid on a property in Simonside at auction, keeping the acquisition pipeline active.

INVESTMENT DISCIPLINE

The deal has to work at the price we pay

A growing portfolio does not mean forcing acquisitions. If the price changes and the deal no longer meets our criteria, the correct decision is to move on and keep looking.

MALCOLM ROAD

The refurbishment is taking shape

The 3-bed to 4-bed value-add refurbishment continues to progress. Decoration is moving through the property, flooring is taking shape and the redesigned ground floor is becoming much easier to visualise.



PROPOSED FINISHED VISUALS

These visuals illustrate the intended finished specification and overall feel. They are concept images, not photographs of the completed property.

£75,000

PURCHASE PRICE

~£28,000

REFURB BUDGET

~£125,000

TARGET GDV

MALCOLM ROAD

What we are working towards

The aim is a clean, durable and attractive four-bedroom home with proper communal space retained. The concept visuals below show the direction for the completed property.



ALL IMAGES ON THIS PAGE ARE PROPOSED FINISHED VISUALS

The final finish may vary as the refurbishment progresses, but the design intent remains consistent: bright neutral rooms, practical layouts and a specification suited to long-term rental demand.

AVONDALE

Fully booked across the week

Avondale's contractor accommodation has been fully booked throughout the week. The focus remains on maintaining occupancy, guest experience and direct booking performance while the asset continues to operate.

THIS WEEK

FULL OCCUPANCY

A strong operating week at the existing contractor-accommodation property, providing recurring income while the wider portfolio continues to grow.

WHY IT MATTERS

Acquisition and operations working together

The portfolio is being built across multiple stages at once: existing assets generating income, refurbishment projects creating value and new acquisitions being assessed. Strong occupancy at Avondale supports that wider model.

ONGOING FOCUS

Occupancy. Service. Direct bookings.

Continue protecting the guest experience and operational performance while building repeat and direct contractor demand.

CURRENT PROGRESS • PROPOSED OUTCOME

From refurbishment to finished vision.

A side-by-side view of where Malcolm Road is now and the AI-generated design direction for the completed property.

CURRENT / ON SITE

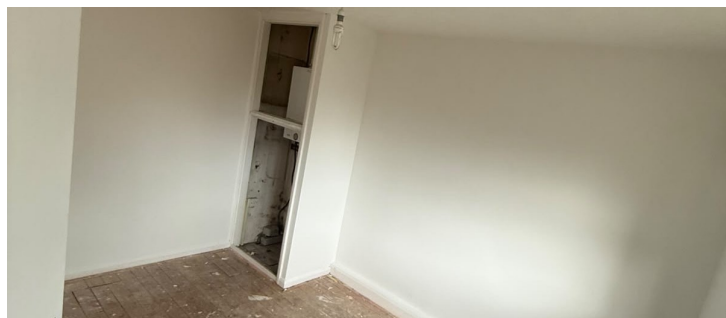


KITCHEN

Progress on site

Existing kitchen in progress alongside the brighter finished concept, retaining a practical layout while bringing the specification together.

PROPOSED / AI VISUAL

**Design direction**

BEDROOM

Progress on site

A stripped-back bedroom today and the proposed furnished finish, using warm oak, neutral tones and muted green accents.

**Design direction**

OPEN-PLAN LIVING

Progress on site

The long ground-floor space during refurbishment and the intended direction for the completed kitchen and living area.

**Design direction**

DESIGN NOTE

The visuals show the intended finish, not a photograph of the completed property.

Final furniture, styling and minor details may change as the refurbishment progresses.

BUSINESS UPDATE

Pipeline moving on multiple fronts.

With refinance work progressing alongside acquisitions and new opportunities entering the pipeline, the next stage is focused on execution, due diligence and keeping capital moving.

3 HARTLEPOOL VIEWINGS

FRIDAY

New acquisition opportunities

Three Hartlepool properties are booked for company viewings on Friday. Each will be assessed against LetSavvy's acquisition criteria, refurbishment potential, rental demand and exit options. The outcomes will feature in next week's newsletter.

2 DIRECT-TO-VENDOR LEADS

DEVELOPING

Off-market pipeline

Two further direct-to-vendor possibilities are currently developing alongside the agent-led pipeline. These give LetSavvy additional routes to secure opportunities before relying solely on the open market.

REFINANCES SUBMITTED

IN PROGRESS

Existing assets moving forward

Refinance applications for both company properties have now been submitted. Avondale Gardens is awaiting mortgage-offer paperwork, with the wider refinance process continuing as the portfolio moves toward longer-term funding.

HARDIE DRIVE

PAPERWORK MOVING

Next acquisition progressing

Hardie Drive is progressing alongside the refinance work. The focus is now on providing the required paperwork and keeping the acquisition moving through the next stages.

WHAT THIS MEANS

Refinance. Acquire. Review. Repeat.

The business is active across the full cycle: refinancing existing assets, progressing Hardie Drive, viewing three new Hartlepool opportunities and developing two direct-to-vendor leads.



WEEK IN REVIEW

Progress without forcing the numbers.

Hardie moved through conveyancing, the HMO opportunity was dropped when the price changed, a Simonside auction bid kept the pipeline active, Malcolm Road continued to progress and Avondale remained fully booked.

PRIORITIES FOR NEXT WEEK

- Progress Hardie Drive through conveyancing and due diligence.
- Continue the Malcolm Road refurbishment programme.
- Review the outcome of the Simonside auction bid and next steps.
- Maintain Avondale occupancy and contractor-booking performance.
- Keep acquisition discipline and continue reviewing new opportunities.

LETSAVVY LTD

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This newsletter is a general business and project update. Figures are indicative, may change as projects progress and should not be treated as financial or investment advice.