



WHITE BOX

GROUP

INVESTOR BROCHURE

Off-market property deals that actually stack up

Avg. reading time **2 min**

WHITEBOX-
GROUP.COM

Teesside & the
North East

WHO WE ARE

The specialists behind every White Box deal

White Box Group is run by Allan Bird and Alex Ersoz. Between us we've sourced over fifty deals for investors across Teesside and the wider North East, and we know these towns street by street. When a deal reaches you, every number in it is ours to stand behind.

WHERE WE WORK

Low entry prices, strong rental demand

The North East is one of the few places where you can still buy well below southern prices, with steady tenant demand that keeps void periods short and yields healthy.

Middlesbrough

Stockton

Hartlepool

Bishop Auckland

Crook

Durham

Newcastle

Sunderland

HOW WE INVEST

The strategies we build deals around

Which one we use comes down to the property and what you're trying to achieve. These are the three that come up most.

BRRR

Buy, Refurb, Refinance

Buy below value, add value with a refurb, then refinance to pull your capital back out and hold the rental.

BMV

Below Market Value

Secure property under what it's worth, so you're sitting on equity from the day you complete.

BTL

Buy to Let

Tenant-ready stock that stacks on the numbers and cash-flows from day one.

TYPICAL RETURNS

What the numbers look like

A snapshot of what we've sourced for investors in the group so far.

50+

DEALS SOURCED

£4.6M

IN SALES

12.4%

AVERAGE YIELD ACHIEVED

120+

INVESTORS IN THE GROUP

Full numbers up front

Purchase price, refurb costs and projected rent, all laid out.

Yield & ROI worked out

The return is calculated for you before you commit a penny.

Sourced to your brief

We only send deals that fit the strategy and budget you gave us.

RECENT DEALS



BRRR

Crook, County Durham

2-bed mid terrace

£45,000

BUY

£525

RENT PCM

14%

YIELD

21.3%

ROI



BRRR

Bishop Auckland

2-bed terrace

£32,500

BUY

£600

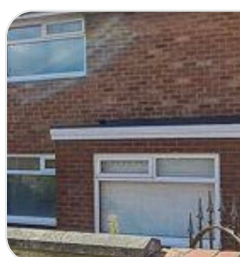
RENT PCM

22.2%

YIELD

54%

ROI



BMV

Newcastle, NE5

2-bed terrace

£83,000

BUY

£123,000

VALUE

£950

RENT PCM

13.7%

YIELD

Figures reflect deals sourced by White Box Group to date. Past performance is not a guide to future returns, and White Box Group does not provide financial or investment advice.

FROM THE GROUP TO COMPLETION

How a deal gets done

Once you're in the group, here's exactly how a deal goes from our first call to keys in hand.

01 We get on a call

A quick chat to understand your criteria: strategy, budget, area and how you're funding it.

02 We send you the deal pack

When a deal fits what you're after, you get the full breakdown with every number laid out.

03 Secure the property

Happy to go ahead? We send our terms over for you to sign.

04 Invoice and payment

The invoice is issued and payment is made to lock the deal in.

05 Memorandum of Sale

We issue the Memorandum of Sale to the solicitors and conveyancing begins.

No fee to join

There's no charge to be in the group. You only pay when you take a deal.

No pressure

See the numbers, take your time. Walk away from anything that isn't right.

Deals move fast

Good stock goes quickly, so the ones who are ready get first look.

Ready to see the deals?

The deal group is invite only and starts with a quick call. Get in touch and we'll talk through exactly what you're looking for.

whitebox-group.com

allan@whitebox-group.com 07450 385019