

The Landlords Designer

Jodi McLean uncovers the Company that gives Landlord's the leading edge in renting their properties



1. **Use it or lose it** - For added or up-scale items to replace with less items which can be used in small doses to great effect. 2. **Use a color plan** - Use color to make rooms coordinate and more not show hand prints made by hot cups and plates. 3. **Control the noise** - Hinge (the amount of noise) is a selling and can be costly, and ground as major setback. 4. **Color is beautiful** - Keep the furniture neutral and simple but don't stress out with too many colors. 5. **Use a color palette** - Use a color palette to add impact and drive. 6. **Use a color palette** - Use a color palette to add impact and drive. 7. **Use a color palette** - Use a color palette to add impact and drive.



The Race is on..... The Buy to Let business is becoming hotly contested. With so many new investors jumping on board the 'Buy To Let' market the amount of properties available for landlords is increasing daily. Never has there been such a wide choice of properties to let, it is a landlords market and for landlords the race is on.

There is no advice or proven method of getting a quality better tenant but the area within the industry understand that in order to be selected first among hundreds of other properties there must have that something extra. Smart landlords have been going that perhaps the best chance they can get is to offer a better rental income and a quality better tenant via EX Showhouse Furniture and XS Interiors. Well known for their interior design and furniture supply to showhouses, Landlord and XS Interiors, of EX Showhouse Furniture and XS Interiors, have quickly been winning the Buy to Let industry for over a decade. Unmistakable showhomes, they meticulously evaluate lots of beautiful properties as showhouses and use furniture, gives Landlords quality upland furniture at a very affordable price and in double quick time.

The secret an investment property is up and running the better.

Like most of the landlords EX Showhouse Furniture takes care of the and the financial being told that to let their properties apart from others there needs to be that special something. Whether it is in the attention to detail or in the finishing, that special something is hard to put your finger on, but you know it when you see it. It is that is which EX Showhouse Furniture sees it.

It wasn't just the customer designer look that we got from EX Showhouse Furniture that looked on over but the speed in which it was

done! commented John, Shannon, Lorraine and Carlo can fully furnish our flat completely from top to bottom in a day! For Landlords the matter is always looking and it is important that not only is their property furnished properly and attractively to entice a good tenant, but that it is done quickly. A property will bring profits for four weeks after getting the keys but just the owner a month's worth of rental alone. The answer an investment property is up and running the better.

It is false economy trying to save a few pounds. Professionals can do the job better, quicker and cheaper!

EX and XS Furniture's, from Glasgow's South side, have an extensive 120,000 sq ft stock and property portfolio with property values in the range of £120,000 to £220,000. In the 20 days my wife and I did our own thing for furniture we got EX Showhouse, now a serious property investor. The process side up many weekends waiting around the shops and took absolutely ages getting it all together. If the truth were known we didn't make all the right furniture choices, either. We then had numerous calls to make to the properties, phone calls, and waiting to be things to arrive. After that we had the extra heavy moving and assembling to do. Financially we probably spent more than doing it ourselves, but we do it now having it done by professionals. There was a lot of time wasted, and time is money. We believe interior shows have a lot to answer for and young estate agents often approach me, they all try to buy my business by underbidding price, for the long in the tooth to know that you get what you pay for and know that most of them do not really care about underbidding the business. This is serious, it's not a hobby, I need reliability and consistency. EX Showhouse Furniture are proven!

ATTENTION LANDLORDS! THE 'SK HOME RUN'

EX Showhouse Furniture offer landlords and property investors the 'SK Home Run'.

I asked Lorraine to sum it up. 'It's simple, it's a fast track supply and service we offer investors and developers to maximize their spend', said Lorraine. 'We design and plan their interior and choose the furniture from our immediately available new and ex showhouse items and completely install everything within a couple of days.' The 'SK Home Run' service and supply is a fabulous find for investors and developers, it is a very low and cost-effective solution to provide beautiful furniture and stylish accessories, not even the most minor supplies, right down to mirrors, art and decorative items. Even practical items like pillows and duvets with co-ordinating bedding and towels are supplied. Lorraine's showhouse style has all mirrors and art and even the beds are made and bathroom fully dressed, before the final styling is done to ensure it is perfect. The fixed cost of £2000 for a two bed modern property, includes all the work and installation. It offers an unbeatable value, mostly considering the quality of furniture you get and the design and finishing. No two properties EX Showhouse Furniture creates are alike, each is individual, making your property stand out from the crowd. So don't you join the race... We'll

For more information and an informal chat through contact EX Showhouse Furniture XS Interiors on 0141 942 0019



THE 'SK HOME RUN'

Look what's included...

Contact quality leather 3 and 2 seater sofas or initial fabric group

Contemporary coffee and lamp tables

Feature lights throughout

Occasional furniture or design rug

Styling collection plus 6 luxury chairs

Response of art mirrors throughout including bed

Double of long beds as required including mattresses or complete bed surrounds

All bedding and towels

Decorative cabinets and cupboards

Accessories and dressing/finishing items

Fast and reliable start-up utility points

Delivery, installation, assembly, set up and styling

'The SK Home Run' into the race!

WEBSITE NOW LIVE

EX Showhouse Furniture and XS Interiors. Call 0141 942 0019 to book an appointment

Visit our website now - www.exshowhousefurniture.com www.xsinteriors.com

Lorraine Chavakis and Carlo Samburo