
BMV PROPERTY SOURCING SECRETS

Find Profitable Properties... in Just a Few Clicks



In this valuable report, you're going to learn about the power of BMV properties and 5 simple and mostly overlooked ways to find them.

But first of all, let's quickly cover why BMV properties are so great if you want to build a large property portfolio fast.

To become a successful property investor one of your priorities has to be sourcing BMV (below market value) properties. A BMV property is simply a property that you have paid less for than its current market value.

If you're new to property investment, buying a property for less than it's actually worth can sound like a miracle. But it's not just possible, for many of the most successful investors it's essential. In fact they ONLY buy BMV properties.

Here's What's So Great About BMV Properties . . .

Let's say you managed to buy a property worth £150,000 for only £120,000.

That's 20% below the actual market value. So you now have £30,000 of equity in the property . . . instantly. And because the property is below market value, your deposit will be much less.

What this means is that you can buy more properties using less of your own money, thereby growing your property empire quickly.

Combine this with the Buy To Let route and you'll soon be profiting from the difference between your mortgage cost and the rent you collect every month (which should be in the £500 to £1000 range) as well as having the growing equity of the property itself.

So getting this right can bring you serious cash month after month.

Ok, So Now You Can See The Benefits... How Do You Find BMV Properties?

Well there are a couple of routes you can take.

The first one is to learn the ropes yourself and find your own properties. Of course when you start out you won't instantly drop onto the real gems, because that takes experience.

But put plenty of work in, research thoroughly and you will start to find properties that meet the criteria you are looking for.

To start with, you need to research the area in which you are looking to buy. Maybe the area where you live, as you're already familiar with it. However, remember that things can change fairly quickly, so you need to stay aware.

Also, the real BMV bargains are not forced to be local to you, so you need to be flexible. And that means researching various areas. Pay attention to the news and keep your finger on the pulse to catch trends and price movements.

Maybe you have relatives or friends in other areas who can keep you informed.

A Great Research Tool Is The House Prices Page On Rightmove's Site

This allows you to input a postcode and see a list of recently sold properties.

So you'll know real prices for real properties. You can compare this information with the properties for sale on the sites below.

Many properties will be BMV due to the sellers circumstances. Relocation, emigration or a family member passing away are just a few of the reasons they may be looking for a fast sale.

So head over to Rightmove and start your research!

Go here: <http://www.rightmove.co.uk/house-prices.html>

For Sale To Rent New Homes Find Agents **House Prices** Property Blog Overseas Students

Find out how much homes in the UK really sold for

Find sold house prices in

Enter a GB postcode to begin searching e.g "NW3", "NW3 5TY"

List viewMap view



Want to find out what homes actually sold for?

Looking for a home in your dream location but not quite sure you can believe the prices? Maybe you are just curious about how much the house next door really sold for?

Rightmove can help! We bring the latest Sold House Price Information to your computer, straight from the Land Registry and the Registers Of Scotland.

Simply enter the postcode of the area you are interested in above, and we will give you the low down on average and individual sold prices since May 2000.

Price Comparison Report

Looking to sell, but not sure what your property is worth? Maybe you are just wondering what competing properties are being marketed at?

The [Rightmove Price Comparison report](#) brings together Rightmove, Land Registry and Registers of Scotland current and historic prices in one place.

Market Trends

If you are looking to sell, buy or just want to know what's happening in the property market in your area, then Rightmove can help.

[Rightmove Market Trends](#) uses the biggest set of property information to provide you with an insight into market activity in your area. See how many properties there are available to buy, average prices paid and how many have sold.

Want the low down on house price trends? Read it here first!

The [Rightmove House Price Index](#) is the leading indicator of residential property prices in England and Wales.

What is your property worth?

[Market trends](#)

[Price Comparison Report](#)

[Estate agents](#)

[Selling guide](#)

[Buying guide](#)

[House Price Index](#)

House prices articles

[Historical house prices](#)

[House Price Index methodology](#)

[Impacts on house prices](#)

[Hidden issues that affect house prices](#)

[Easy ways to boost house prices](#)

[Tips for finding hotspots for house prices](#)

[House prices and the extra buying costs](#)

[House prices and inflation](#)

[Understanding house price valuations](#)

[House prices and the benefits of buy-to-let](#)

Just put the postcode in of the area you're interested in and start researching the results.

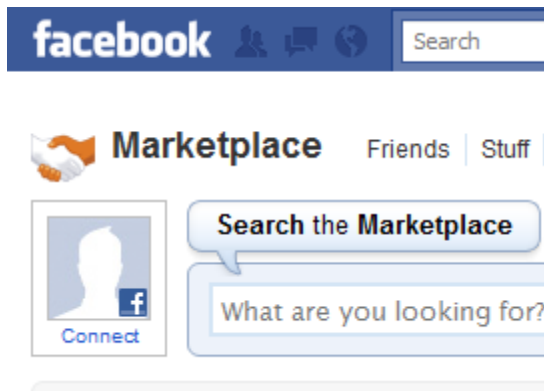
Then ...

Here Are 5 Great Free Sites, You May Not Have Thought Of To Find BMV Properties:

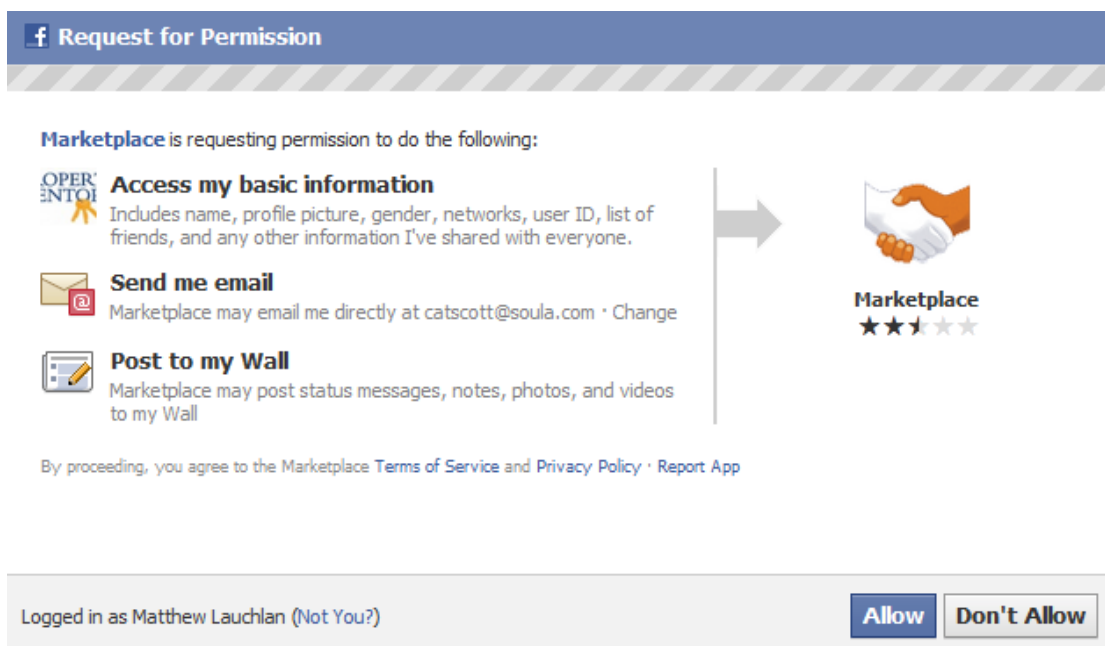
Site One: Facebook

Log into Facebook

Go to <http://apps.facebook.com/marketplace/> and connect with the application by clicking on the image of the grey person.



'Allow' the application



Next choose your location, or the location where you're looking to buy BMV property and select the distance.

Set Your Location

Find listings near you. Enter city or post code.

Country:

United Kingdom

Location:

Milton Key

Within:

Milton Keynes, Bucks

Milton Keynes Village, Bucks

Set Location

Cancel

Next choose 'Property' from the top navigation

facebook

Search

Marketplace

Friends

Stuff

Cars

Property to Rent

Property

Jobs

More ...

Post

OPER
ENTOI

Search the Marketplace

Post Listing to Marketplace

What are you looking for?

Milton Keynes, Bucks +50 miles (change)

Search

Using the options on the left side, enter your budget and then choose "Sort by price: low > high" from the drop down. You can also choose more options to narrow your choice more, i.e. houses, 1 bed, 2 bed etc.

facebook

Search

Marketplace

Friends | Stuff | Cars | Property to Rent | **Property** | Jobs | More ...

Post

OPERTOR

Search for a Place | Ask your Friends | Post Listing to Marketplace

What are you looking for? | Milton Keynes, Bucks +50 miles (change) | Search

Category

[Houses](#)

[Condominiums \(435\)](#)

[Houses \(300\)](#)

[Commercial \(278\)](#)

[Mobile Homes \(14\)](#)

[Land \(13\)](#)

[Holiday Property \(4\)](#)

Price

40000 to 80000

Bedrooms

[1 BR \(346\)](#)

[2 BR \(234\)](#)

[3 BR \(66\)](#)

[4 BR \(7\)](#)

[6 BR \(1\)](#)

[more choices ...](#)

Bathrooms

[1 BA \(316\)](#)

[2 BA \(10\)](#)

[2.5 BA \(1\)](#)

[3 BA \(1\)](#)

[more choices ...](#)

Square Feet

Low to High

Amenities

[more choices ...](#)

All Marketplace Users

Your Social Network 0

Never Miss Houses For Sale in Milton Keynes

**Follow these !**
We get 6 new listings for Houses For Sale in Milton Keynes every week.
Sign up below and always be the first to know.

Email me new listings | Daily at | Follow

Houses For Sale in Milton Keynes

Sort by price: low > high

and Price: £40,000 to £80,000 (1 - 25 of 1,043)

**For Sale: Leicester, An approximately 17,000 SQFT of substantial for £40,000**
Homes
An approximately 17,000 SQFT of substantial former working men's club. Situated on busy main Road location opposite recreation ground. Th...
Pro listing by **Leo Properties** at 01162 731200
Knighton Fields, Leics · 3 weeks ago | Comment · Like

**For Sale: Wembley, Middlesex, 8-9 Neeld Parade, Wembley Hill Road, for £40,000**
Homes
8-9 Neeld Parade, Wembley Hill Road, Wembley, Middlesex, HA9 6QU leasehold shops Prominent double ground floor a3 units of approx 1875 sq...
Pro listing by **David Wilson** at 02084 235933
Wembley, Gt Lon · Over 4 weeks ago | Comment · Like

So that you don't have to keep going back to the site to check for new properties that have been added, use the email notification option.

SITE TWO: Ebay

Go to <http://www.ebay.co.uk>

Enter the location that you are looking to buy below market value property and click search

Now change your 'postage to *****' to the postcode of the place where you are looking to buy property and choose Distance: nearest first from the drop down and Sort By "for sale" on the left nav.

You can choose from the options down the left hand side: Price range, Property type, No of bedrooms etc

▼ Categories

Property

UK & Ireland (50)

Clear filters

▼ Sort By

■ For Sale

Choose more... | Clear

▼ Price

£ 20,000 to £ 80,000 >>

Clear

▼ Property Type

☐ House (4)

☐ Bungalow (1)

☐ Farm (1)

Choose more...

▼ Number of Bedrooms

☐ 2 Bedrooms (19)

☐ 1 Bedroom (8)

☐ 3 Bedrooms (1)

Choose more...

► Private / Estate Agent

All itemsAuctions onlyBuy It Now

Postage to MK10 9LD | Customise view

View as:   

Sort by: Price: lowest first

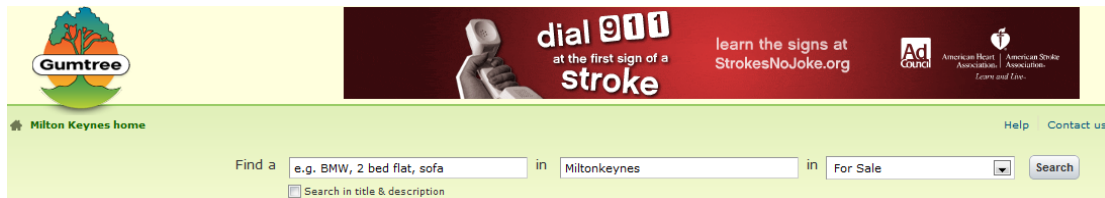
Page 1 of 1

	Stephenson House, Wetherburn Court, Milton Keynes, B... Marketed by Taylors Estate Agents	Classified Ad	£29,500.00	Pick up only: Free	22d 20h 38m
	Brooklands, Places For People, Milton Keynes, 1 bedr... Marketed by Connells	Classified Ad	£32,125.00	Pick up only: Free	23d 23h 47m
	Carrick Road, Fishermead, Milton Keynes, 1 bedroom f... Marketed by Michael Anthony	Classified Ad	£33,000.00	Pick up only: Free	1d 22h 29m
	Pomander Crescent, Walnut Tree, Milton Keynes, Bucki... Marketed by Squares Estate Agents	Classified Ad	£36,000.00	Pick up only: Free	5d 20h 42m

SITE THREE: Gumtree

Go to <http://www.gumtree.co.uk>

Leave the keyword field blank, enter the area you are looking to buy property and choose "For Sale" from the drop down list.



The image shows the top section of the Gumtree website. On the left is the Gumtree logo. To its right is a red banner with a white telephone handset icon and the text "dial 911 at the first sign of a stroke". Further right is a link to "learn the signs at StrokesNoJoke.org". On the far right of the banner are logos for the Ad Council, American Heart Association, and American Stroke Association. Below the banner is a green navigation bar with the text "Milton Keynes home" on the left and "Help Contact us" on the right. Below the navigation bar is a search bar with the text "Find a" followed by a text input field containing "e.g. BMW, 2 bed flat, sofa", the word "in" followed by a text input field containing "Miltonkeynes", the word "in" followed by a dropdown menu showing "For Sale", and a "Search" button. Below the search bar is a checkbox labeled "Search in title & description".

Refine your results by choosing "Local & National Property" from the left navigation and entering in any other search criteria you have e.g. price range, no of bedrooms etc (no comma's in the price fields)



The image shows the "Refine your results" sidebar on the Gumtree website. It has a green header with the text "Refine your results". Below the header is a green button labeled "Categories". Underneath is the text "All categories" followed by a list of categories: "Flats & Houses", "For Sale", and "Local & National Property". Below the categories is a green button labeled "Options". Underneath is a list of options: "Flat (1,233)", "House (7,079)", "1 bedroom (530)", "2 bedrooms (2,072)", "3 bedrooms (3,313)", "4 bedrooms (1,888)", and "5+ bedrooms (460)". Below the options is a price range filter with the text "£ min to £ max" and two input fields. At the bottom is a green button labeled "Go".

Price		See ads by: Date added Price ▲
	2 bedroom Semi-detached for sale, Spinney Road Rushden Rushden Agency	£32,500 Save ★
	3 Bedroom Terraced in Milton Keynes Milton Keynes	£33,625 ★
	1 bedroom for sale, Willow Road Great Horwood Milton Keynes Willow Road Great Horwood Milton Keynes Agency	£35,000 ★
	3 bedroom Semi-detached for sale, Spinney Road Rushden Rushden Agency	£38,750 ★
	3 bedroom Semi-detached for sale, Spinney Road Rushden Rushden Agency	£38,750 ★
	3 bedroom Semi-detached for sale, Spinney Road Rushden Rushden Agency	£38,750 ★
	1 bedroom for sale, High Street Clapham Bedford High Street Clapham Bedford Agency	£40,000 ★
	1 bedroom Terraced for sale, Walnut Tree Milton Keynes Buckinghamshire Walnut Tree Milton Keynes Buckinghamshire Agency	£40,000 ★
	1 bedroom Terraced for sale, Walnut Tree Milton Keynes Buckinghamshire Walnut Tree Milton Keynes Buckinghamshire Agency	£40,000 ★
	1 bedroom Terraced for sale, Walnut Tree Milton Keynes Buckinghamshire Walnut Tree Milton Keynes Buckinghamshire Agency	£40,000 ★
	1 bedroom for sale, High Street Clapham Bedford High Street Clapham Bedford Agency	£40,000 ★
	2 bedroom for sale NNS Agency	£50,000 ★

You can also sign up to email alerts for your search criteria on this site too so that you don't have to keep going back to the site.





Get a 50% Welcome Bo

Start Trading

 **Milton Keynes home**

Find a in

☐ Search in title & description

Refine your results

123 ads in Milton Keynes, Property for Sale


Subscribe to email alerts

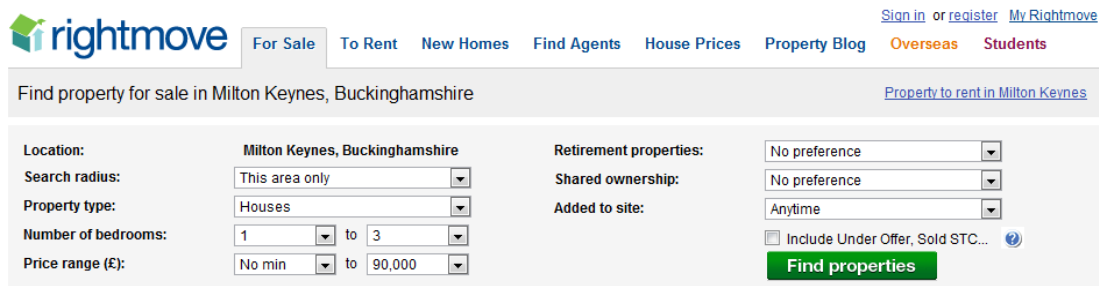
SITE FOUR: Rightmove

Go to <http://www.rightmove.co.uk>

Enter the place name of where you're looking to buy property and click For Sale.

The image shows the top section of the Rightmove website. It features the Rightmove logo on the left. To the right of the logo is a navigation menu with links: 'For Sale', 'To Rent', 'New Homes', 'Find Agents', 'House Prices', 'Property Blog', 'Overseas', and 'Students'. Further right are links for 'Sign in or register' and 'My Rightmove'. Below the navigation menu is a decorative border with a repeating pattern of colorful eyes. The main search area has the text 'see more properties for sale or to rent in the UK'. Below this is a search bar with the text 'Find property in' followed by a text input field containing 'Milton Keynes, Buckinghamshire'. To the right of the input field are two green buttons: 'For sale' and 'To rent'. Below the input field is a small text hint: 'e.g. "York", "NW3", "NW3 5TY" or "Waterloo station"'. At the bottom of the search area is a link: 'Did you know? You can draw your own search area using Draw-a-Search'.

Choose your search criteria from the next page and click Find Properties

The image shows the search criteria page on the Rightmove website. It features the Rightmove logo on the left. To the right of the logo is a navigation menu with links: 'For Sale', 'To Rent', 'New Homes', 'Find Agents', 'House Prices', 'Property Blog', 'Overseas', and 'Students'. Further right are links for 'Sign in or register' and 'My Rightmove'. Below the navigation menu is a search bar with the text 'Find property for sale in Milton Keynes, Buckinghamshire'. To the right of the search bar is a link: 'Property to rent in Milton Keynes'. Below the search bar is a form with search criteria. The form has two columns. The left column contains: 'Location: Milton Keynes, Buckinghamshire', 'Search radius: This area only', 'Property type: Houses', 'Number of bedrooms: 1 to 3', and 'Price range (£): No min to 90,000'. The right column contains: 'Retirement properties: No preference', 'Shared ownership: No preference', 'Added to site: Anytime', and a checkbox 'Include Under Offer, Sold STC...' with a help icon. At the bottom right of the form is a green button labeled 'Find properties'.

Choose sort by: Lowest Price

[Sign in](#) or [register](#) [My Rightmove](#)

[Property Blog](#) [Overseas](#) [Students](#)

 [RSS](#)  [Print](#) [Property to rent in Milton Keynes](#)

Sort by: [Lowest price](#) [Highest price](#)



Shared ownership £46,500

2 bedroom terraced house for sale
[Denmead, Two Mile Ash, Milton Keynes, MK8](#)

A 2 DOUBLE bedroom 30% shared ownership mid terrace property located in the sought after area of Two Mile Ash. The accommodation comprises of lounge with spiral stair case, fitted kitchen, 2 bedrooms and bathroom. Outside there are front and rear gardens and parking.

[More details, 5 photos and brochure](#) | [Save property](#) | [Contact agent](#) | [Upgrade listing](#)

Marketed by Bridge Lane, Milton Keynes. Telephone: 0843 314 1382 [BT 4p/min](#)



£50,000

2 bedroom bungalow for sale
[Cavenham, Two Mile Ash, Milton Keynes, Buckinghamshire](#)

Wilson Peacock Estate Agents are delighted to offer for sale this two bedroom bungalow offered on the popular shared ownership scheme benefiting from gas central heating. (contd...)

[More details and 3 photos](#) | [Save property](#) | [Contact agent](#) | [Upgrade listing](#)

Marketed by Wilson Peacock, Milton Keynes. Telephone: 0843 313 0949 [BT 4p/min](#)



£56,000

2 bedroom end of terrace house for sale
[Oldbrook](#)

A two bedroom end of terrace in the popular area of Oldbrook, for a 40% share plus a £10,000 premium. Offering entrance hall, lounge, kitchen/diner, gas central heating, front and rear gardens, allocated parking space, no upper chain.

[More details and 9 photos](#) | [Save property](#) | [Contact agent](#) | [Upgrade listing](#)

Marketed by Michael Anthony, Milton Keynes. Telephone: 0843 315 2501 [BT 4p/min](#)



£60,000

2 bedroom house for sale
[Simonsbath, Furzton, Milton Keynes](#)

Carters are delighted to offer this two bedroom terrace property situated in a cul-de-sac in the sought after Furzton area. The property is offered for sale on the popular SHARED OWNERSHIP SCHEME for a 40% share and NO PREMIUM. Accommodation comprises entrance hall, lounge, kitchen/diner, TWO DOU...

[More details, 7 photos and brochure](#) | [Save property](#) | [Contact agent](#) | [Upgrade listing](#)

Marketed by Carters Estate Agents, Bletchley. Telephone: 01908 646699



SITE FIVE: UKClassifieds

Go to: <http://www.ukclassifieds.co.uk>

Click search from the top nav and enter your search criteria.

Advanced Search

Category	Property > Property For Sale		
Location	Europe		
	United Kingdom		
	Milton Keynes		
Ad Number			
Find Keywords			
Ad Title			
Description			
Price	From 20000	To 80000	
Type of Property			
Bedrooms			
Bathrooms			
City			
County			
Country			
Ads with photos only	☒		
Timeframe	Click Here to Select From List		
Sort By Which Field?	Price		
Reverse Sort?	☐		
Display results as	Normal Mode		
Results per page	10		
Search			

This site does not give you the option to sort by price so go to the last page to find the least expensive properties.



Semi Detached House in Stevenston 

Stevenston 59000

Urgent sale due to relocation. House has been valued at 75.000 This is your chance to purchase a great example of a 2 bed end terraced house in a quiet cul de sac in the seaside town of Stevenston...



>>> FOR SALE 3 BED SEMI DETACHED HOUSE IN South Yorkshire

Doncaster 58000

3 BEDROOM SEMI DETACHED HOUSE IN South Yorkshire, Doncaster - Thorne 2 RECEPTION ROOMS, KITCHEN, FAMILY BATHROOM, 3 BEDROOM, GARAGE WITH ATTACHED UTILITY ROOM AND TOILET, FRONT & REAR GARDE..



3 Bedroom House Grimsby

Grimsby 52000

Quick sale for a 3 bedroom terraced house, new central heating, fully fitted kitchen with appliances, 2 reception rooms with louis fireplaces, upvc windows and doors. Front and rear garden with lawn p..



High Yield Investment Property For sale

Leeds 50500

ATTENTION ALL INVESTORS - YIELDS OF UP TO 40% We have a unique opportunity in the Leeds area to Acquire for investors fully managed high yield properties. We have many properties similar to the above ..



Large detached stone house for sale

St Junien 50000

Large detached stone house for sale. Price around 50,000 GBP o.n.o. Good roof. Services adjacent to property. Over 3000m2 of attached land. All inside to renovate. Could camp on site whilst reno..

BONUS SITES:

Here are another 5 great places online, you can use to source your BMV properties:

- <http://www.propertytoday.co.uk/propertyresults.aspx?Town=Milton%20Keynes&MaxPrice=80000&MinPrice=30000&Radius=30&OrderType=2>
- http://realestate.local.thesun.co.uk/milton-keynes-bkm-en/price_80000-/?inbs=1&r=50
- <http://www.zoopla.co.uk/for-sale/>
- <http://www.movehomeonline.co.uk/>
- <http://www.auctionyourproperty.com/>

The Second Route: Turbo-Charge Your Results

Earlier we mentioned that there are a couple of routes you can take.

The first one is to learn the ropes yourself, throw yourself into the research, use the sites we've suggested and buy your first property.

The **second, much safer and faster route**, is to find someone who is incredibly successful at BMV Buy To Let property investment . . . and get them to teach you, face to face.

But finding legitimate people, willing to share their knowledge and experience can be difficult. There are many out there who sell ebooks etc, but have never actually made a penny from property. You need to avoid them like the plague.

However . . .

If you are really serious about BMV Buy To Let property investment, Matthew Lauchlan's company Property Mentor, will flatten your learning curve faster than you ever thought possible.

- **For starters they run a weekly, nationwide, 2 hour taster course and show you how to easily find BMV Buy to Let properties . . .**
- **They'll also show you how to do this using very little of your own cash, with no prior experience and within just 30 days of starting.**

This is not some lame, outdated ebook. And it's not a property sourcing service. You'll find these online, but it's MUCH more lucrative to learn how to find your own properties. Property Mentor does both.

In fact Property Mentor is a cutting edge, up to the minute blueprint, actually used on a day to day basis by Matthew himself along with a network of over 3,500 investors. And they ALL started out just like you.

And the full Property Mentor course really is comparable to a 6 figure franchise, because they actually work with you, take you by the hand and show you their **proven, foolproof**, step by step blueprint . . . to **guarantee your success**.

But without the 6 figure cost.

The 2 hour taster course was £295, but for a limited time . . . it won't cost you a penny.

Head over to the Property Mentor site [here](#) and book your place by using the postcode checker to find the course nearest to you.

The quicker you do that, the quicker you'll be on your way to your very own property empire and saying Good Bye to the 9 to 5 rat race.