



**** Spring 2008 Residential Property Investment Update ****

Market Focus: Many first time buyers are currently very cautious, concerned about possible price falls and increasing interest rates. Smaller developers are now building-out schemes for sale rather than selling them off-plan. Conversely, larger developers are once again looking to sell discounted blocks off-plan, which they have been more reluctant to do in the last 12-18 months. The lack of confidence from home owners and some investors has rapidly increased demand within the rental market – both renewals and rents are rising. With developers being realistic about pricing, but nonetheless needing to sell, generally reduced confidence and high rental demands, the medium term future for residential property investments is now much stronger.

Cambridge Market: Despite the negativity in the national press, the robust housing market in Cambridge, supported by strong rental demand, continues to make Cambridge a good place to invest in buy-to-let properties. The resilience in part is down to the city's proximity to London, the Science Parks, Addenbrooke's Hospital and the historic nature of the University. This is supported by a recent report in the Sunday Times, which placed Cambridge as number one in a list of towns and cities which can buck a downward property trend.

Lettings: The ongoing management of any property investment is paramount to its overall success. Following the completion of a successful acquisition, completion and the necessary property preparation for letting, Accent Property Management ensures that the letting and management is handled swiftly and efficiently, forming a long-term partnership committed to achieving the maximum returns on every property investment.