



# Buy to Let for Business Owners

# Turn **Proactive Profits** into **Sustainable Passive Income**

Discover how to turn your hard-earned business profits into lasting wealth.

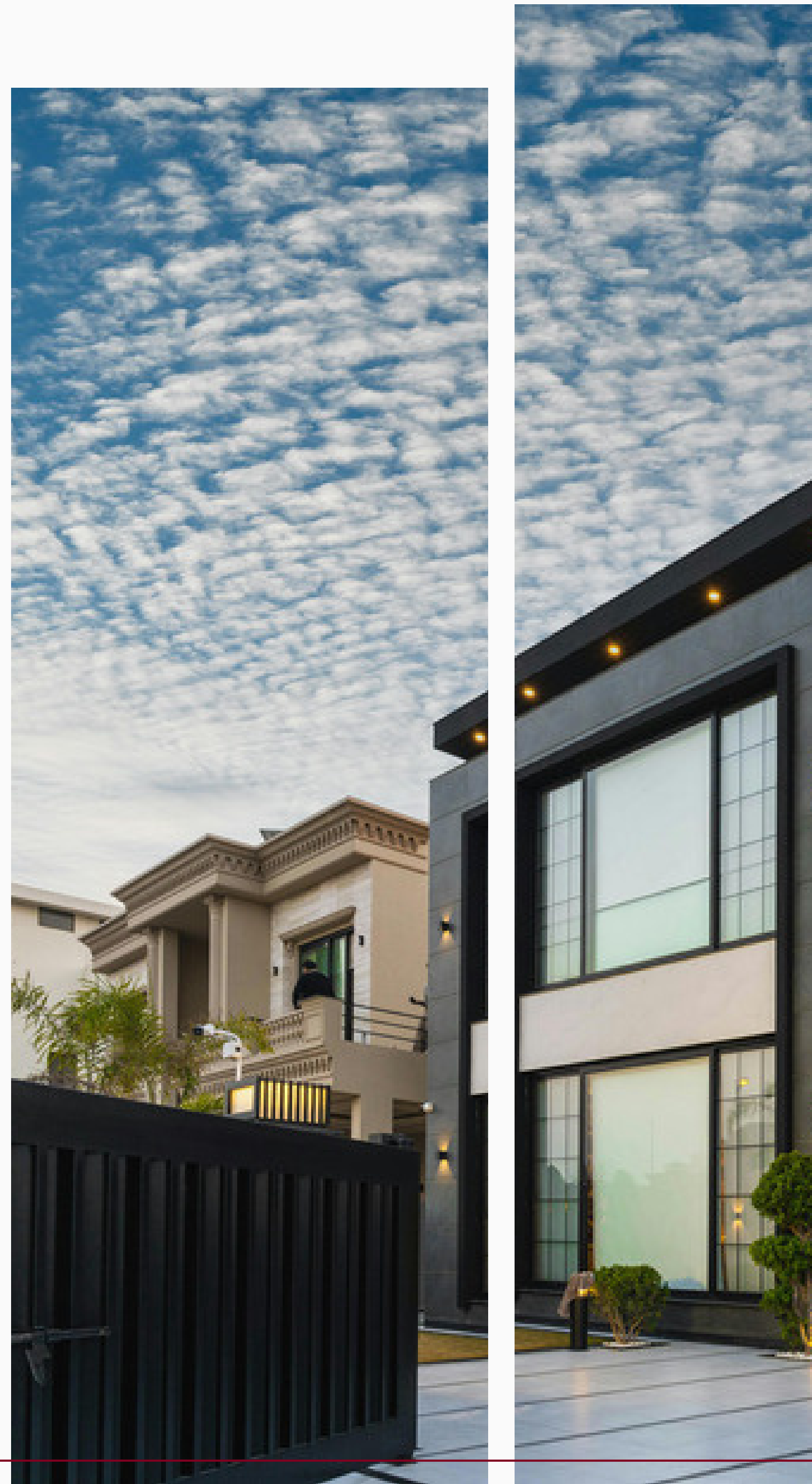
You've built your business with years of hard work and resilience. Now imagine taking those profits and putting them to work in a tangible asset that not only appreciates in value but also generates reliable monthly income.

Buy-to-let investing can create a secondary business alongside your primary one- a business that hedges risk, provides peace of mind, and builds long-term financial security. Done correctly, it transforms today's profits into tomorrow's passive income.

This guide explores how buy-to-let property can create a parallel income stream that grows over time, a strategy designed to protect, diversify and strengthen your financial future.

## **Important Information**

This e-guide is for general information only and does not consider personal objectives, finances or needs. It is not a recommendation; seek advice from a Qualified Adviser before acting. Past performance and forward-looking statements are uncertain, and outcomes may differ. Information is believed reliable but not guaranteed. Ethira Property Group accepts no liability for actions taken without advice.



# Stocks vs Property

## The 20-Year View

When you look at the past two decades, the numbers tell a clear story. According to the ONS UK House Price Index, the average UK home rose from about £139,000 in August 2004 to around £293,000 in **August 2024- a gain of roughly 110% in capital growth**. Over the same period, the FTSE 100 (London Stock Exchange, price index only) climbed from the mid-4,000s to just over 8,000 points about 70% growth on price alone, excluding dividends.



While equities provide **liquidity and global exposure**, property offers a tangible asset, slower daily volatility, and the potential to build wealth through both capital growth and rental income. And with the ability to leverage property through a mortgage, those returns can be magnified even further. For many business owners, that combination makes property a compelling route to long-term financial security.