

# How to start investing in fractional property: A simple guide

Blog

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Fractional property investment is making real estate more accessible to investors. By owning a share of a property rather than the entirety of it, you can reap the benefits without a large financial commitment. Here is a simple, step-by-step guide to help you get started.

## 1. Understand fractional property investment

Begin by learning what this involves. This model allows multiple individuals to co-own a property, sharing costs, rental income, and potential appreciation. It is an effective way to find an investment property without significant capital.

## 2. Set your financial goals

Are you seeking passive income, long-term appreciation, or diversification? Knowing what you want to achieve will guide your decisions and help you select opportunities.

### **3. Research the market**

Ensure you investigate different properties, considering factors such as location, property type, and market trends. For those interested in complementary strategies, bridging loan investments are worth researching and can fund short-term projects that align with your fractional ownership goals.

### **4. Choose a reliable platform or partner**

Partner with a platform like TAB that has expertise in this type of investment. TAB provides access to premium properties and an online platform making it easier to track investments.

### **5. Evaluate the costs**

Consider all associated costs, including management fees, maintenance, and taxes. Platforms like TAB typically provide detailed cost breakdowns on their investment pages, enabling investors to fully understand fee structures before committing funds.

### **6. Diversify your investments**

Spread your investments across multiple properties or markets to reduce risk. Fractional ownership allows you to build a mixed portfolio without overextending your finances.

### **7. Understand the risks**

Be aware of risks such as illiquidity, volatility in the market, and reliance on property managers. Ensure you understand your exit strategy and if there are any fees that might impact returns.

### **8. Seek professional advice**

Consult an adviser to ensure fractional property lines up with your financial situation and goals.

### **9. Why choose TAB for fractional property investment?**

TAB offers a streamlined, transparent approach to property ownership, enabling investors to access premium real estate opportunities with reduced financial barriers. Beyond investment tools, TAB

provides specialised finance solutions including residential investment property mortgages and property development finance, empowering investors to make confident, informed decisions.

This information does not constitute advice or a personal recommendation. As with any investment, your capital is at risk, and you should seek advice concerning suitability from an investment adviser.

**Capital is at risk.** Property values can go down as well as up. Borrowers may default and investments may not perform as expected. Interest and income are not guaranteed. Returns may vary. You should not invest more than you can afford to lose. TAB is not authorised by the Financial Conduct Authority. Investments are not regulated and you will have no access to the Financial Services Compensation Scheme (FSCS) or the Financial Ombudsman Service (FOS). Past performance and forecasts are not reliable indicators of future results and should not be relied on. Forecasts are based on TAB's own internal calculations and opinions and may change. Investments are illiquid. Once invested, you are committed for the full term. Tax treatment depends on individual circumstances and may change.

You are advised to obtain appropriate tax or investment advice where necessary. Understand more about the key risks [here](#).

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