

Becoming A **Real** Property Investor

THE GUIDE - by Property & Partners

WHY WE COME

Property & Partners is an investment company that works with other investors and partners to build portfolios. We specialise in helping people build property portfolios to developments and give them a hands off experience if required. We are a property company tailor made for our clients' needs and expectations and look to deliver the best possible return for their money.

Property & Partners have made very good relationships with estate agents, sourcing agents and even direct to vendor leads and now we regularly get great deals that we can put to our investors/partners





Attractive Returns

Working with Property & Partners and earning money from investing.



Goals

Property & Partners want to build and create inspirational, modern & high specification buildings that will provide beautiful living for generations.



Growth

Growing our portfolio, relationships, and experience allows us to provide an even better service to our investors and produce greater ROI



Ethics

We're invested in ensuring interests of all stakeholders, current and future, are protected by embracing sustainable and responsible construction methods.



Partnership

We accelerate each other in pursuit of our mission. We break down barriers and together, we are a powerful real team.



Lend and Learn

Helping our clients become Property investors, Showing them strategies and ways to invest without lots of money

Real Invest

This strategy will give you a guaranteed percentage return on your capital with a minimum time commitment of only one year. Designed to make your money work hard for you, this is by far the most common and flexible strategy for you as an investor if you want to see quick results without a long term commitment. More and more investors are looking for something different and this is a very popular choice. Contact us today to find out how this strategy can work for you.

Portfolio Builder

The average time frame for this option is 3-7 years and your ROI will be a combination of capital growth and rental yield. This strategy is a great choice for investors who want to have more involvement in the decision making process without having to do any of the hard work like refurbishments or unit rental and even finding the deals.

Buy to Sell

This option focuses on flips (purchase, refurb, resell), commercial conversions into multiple units and land development with a pre-determined exit of under two years. It generally generates larger portions of capital and helps to give you a cash injection.

This strategy is more popular with high net-worth individuals, business angels and company directors looking for great returns on their investment. These tend to be larger projects requiring a higher level of investment capital but resulting in a large percentage return. Contact us now to take advantage of this great opportunity..



Russell Sage, *Financier*

Real estate is an imperishable asset, ever increasing in value. It is the most solid security that human ingenuity has devised. It is the basis of all security and about the only indestructible security.

PROJECTS

LATEST OPPORTUNITY

West Chilmington Development

We are currently building 5 units (2x5 bedroom houses and 3x3 bedroom bungalows) The land originally had a small bungalow on it and we secured the land by way of a lease option, we then went into full planning which took roughly a year to pass.

We are 6 months into the build and the roof trusses are going onto the bungalows and we anticipate a completion of all the buildings within the next 6 months.

GDV on this site is circa **£4.8m**



PREVIOUS OPPORTUNITY

3-Bed Semi in Swansea, South Wales

Refurb consisted of creating a 4th bedroom, knocking down a wall in the kitchen creating a large open plan kitchen/dining space, carpeting 2 reception rooms, 4 bedrooms, laying Karndean in the kitchen, bathroom and cloakroom, wiring and plumbing. Decorating throughout. This property sold in July 2017.

PROFITS EARNED: **£29,960**



PREVIOUS OPPORTUNITY

4-Bed Detached in Netley Abbey, Southampton

We applied for planning permission to change the use from residential to an 8-bed commercial care home. The double garage was converted to 2 further bedrooms, a first floor extension created another bedroom and an office and a ground floor reception room became another bedroom, all of which are en-suite.

PROFITS EARNED: **£450,000**



PREVIOUS OPPORTUNITY

St Helens Avenue, Swansea

This was a 4 bedroom family home which we turned into a 6 Bedroom HMO, 1 bathroom, 1 toilet, 1 ensuite.

Fully compliant and fully let as soon as it was finished.

MONTHLY RENATL INCOME: **£2,010**



Become A Real Property Investor TODAY

Call us on
07827 779137

