

Property Wealth System

3 Day Intensive

SCHEDULE

&

CONTENT

Online Platform Tool Kit

22 Videos Covering:

- Key Market Indicators
- Your Financial MOT
- Money & Success Mindset
- 3 downloadable worksheets

**1:1 consultation with a professional investor
to work on your bespoke strategy plan.**



3 Day Intensive Schedule

Day 1

Introduction:

- Return on time invested and how to calculate it
- Rule 72 for doubling your investment
- Inflation & leverage to create long term wealth
- Mindset of successful entrepreneurs
- Economic factors both short and long term affects
- The current rules of money and how to use them to your advantage
- Why do you want to be wealthy?
- The difference between good debt and bad debt
- How to cycle money in and out of deals
- The importance of taking action to seize deals

Deal Analysis

- How to calculate Gross Yield, Return on Investment and Cashflow
- How to build in a stress test to your numbers for safety
- How to structure the deal using finance
- Lunchtime challenge set
- Sourcing deals both on and off market
- Create a marketing funnel for leads and deals to come to your business
- How to build relationships with estate agents & letting agents
- Identify key people in your investment area to build relationships with
- Create an income from sourcing deals for other investors

Day 1 – (Continued)

Raising money and structuring your deals to use more creative strategies

- How to approach angel investors
- How to pitch to private investors
- Criteria for institutional funding for your deals
- Structure your deal leaving no money in the deal
- How to offer security for your lending
- How to create a winning proposal for securing angel investors

- Your Why, Review of the day and Homework set for the evening

Day 2

- Wealth triangle – building your property business on a solid foundation
- Factors to consider when choosing your property strategy

Legislation, structure, financing and tenancing

- Buy to let
- Social housing
- Serviced Accommodation & Hotels
- Rent to Rent
- HMOs & Multilets
- Commercial property deals
- Your responsibilities as a landlord
- How to select and work with letting agents



Day 2 – (Continued)

HMO quiz

- Real life deals covering the strategies listed above, throughout the UK and how they were sourced, negotiated, structured, financed and how they perform now. We share lessons learnt.
- How to plan for your retirement and pension review

Trading property

- Factors to consider when flipping a property for profit
- How to dress the property for maximum effect
- Most effective ways of structuring the deal to avoid tying up all your capital
- Commercial to residential
- Larger Developments & land deals

Real life trading deals including how they were sourced, negotiated, structured, financed and the profits made

Leverage to create wealth

- How debt can accelerate your wealth creation
- Calculating ROI and Net Worth when using leverage vs cash

Strategies on how to handle your fears



Day 3

Lease options

- How to source lease options deals
- How to structure the deal for a win win
- Legal implications of lease options in Scotland VS the rest of the UK
- What should be included in the contract
- How to use lease options for buying land, businesses, portfolios, planes and cars!

Real life deals using lease options

- Freehold leasehold splits and examples

Mortgages

- How to work with your broker
- Brokers fees and how they whole lending process works
- Information needed by the lenders
- Lenders criteria in the market
- The buying process when using a mortgage

Credit files

- How credit agencies work
- How to monitor the information they share with lenders
- How to manage discrepancies on your file
- Most important factors to monitor
- How to gain access to the best lenders and their products

Day 3 – (Continued)

Wealth & Estate planning

- How to manage your business day to day
- Systems to use to help you organise your business
- Who do you need in your team on a macro and micro level
- Tax elements to consider including:
 - VAT
 - inheritance tax & how to structure your estate
 - income tax on your rentals
 - capital gains tax

Best business structure based on your personal circumstances and

- property strategy
- Sole traders
- LLP
- Partnerships
- Limited companies
- How to manage the delicate balance between lending and tax
- Principle private residence relief
- Future proofing your property business

Your next steps

Feedback & Close

