

# Operate Your Own Property Business

No capital outlay - 100% funded



# Introduction:

Property management developer without any capital:

We'd all love to build and develop property and make massive profits but there's one main thing probably stopping you...Money!

Well not anymore! Some experience is required with this opportunity, you must be able to prove you have completed at least 2 properties and made profits. If you can, we have the ultimate business opportunity that can offer you full 100% funding for your chosen development and full back up and support is always there.

You can earn 50% of the profits without any capital. Working part time or full time within the schedule of 6 to 60 months.

100% funding for every profitable property investment you find in the UK, including all the support you need.



You can develop anything from land purchase to large developments like commercial to residential flats, apartments, even build a new properties! If it all adds up to the minimum profit margins required, its all good.

# How does it work – Guiding you all the way!

1. Sign Up - We'll create an account via our online system to begin the process. Then you'll receive a call to screen your experience to date to see if you require any further training or support.
2. Create Proposal - You provide them with all of the details of your property investment proposal.
3. Send Proposal - You send your proposal to them when you're ready for them to review it
4. Review Proposal - They review your proposal and decide whether to accept, reject or request more info based on it's viability.
5. Project - Once accepted, they create a project and set up all the necessary paperwork.
6. Senior Debt & Insurance - They arrange the senior debt/insurances to fund and support the project.
7. Purchase - They assist with the conveyancing to ensure the purchase completes.
8. Construction - They support the project construction, providing you with project management support, if required.
9. Exit Strategy - They help with the exit strategy be it Sell for Profit, Rinse & Repeat or Let & Hold.

# Cost involved:



There are no further initial costs after joining until you place your first proposal, unless you require further support and training, if you have little experience.

No Experience - No Problem: Training courses available:

Submit a proposal:

You will be required to pay £210+vat for each proposal you submit. This stops people just sending in proposal after proposal without giving it much thought. So make sure your happy with your proposals before sending them in. You will have full support to discuss your proposals and training courses are available if your not sure what your doing.

There are no additional costs involved to you unless you lack experience, then you can opt to attend a training course at £1999+vat, this will ensure you know exactly how to operate your new business but this is optional. If you wish to be left alone to get on with it, the more experience you have the better. If not, help and support will be offered.

# Questions & Answers:

Q. Do I have to invest any of my own money?

A. No, they provide 100% of the funding for every profitable property investment you find in the UK via their platform.

Q. How are you able to cover all these costs?

A. It's to do with the return on capital invested, as long as we can see the capital is secured in either the bricks and mortar or open market value of the property.

Q. How does the venture work?

A. Its a joint venture which is between the lead property developer (You), equity investors and the company. They mix senior debt with equity with an SPV being formed to act as the borrower. The lead property developer will provide a personal guarantee for the senior debt (which is capped at 20%) being that the developer is responsible for delivering the project and ensuring the exit is achieved. The senior debt interest is borne by the SPV as it forms part of the project costs. The net profits, after payment of corporation tax, will be distributed according to each parties shareholding.

# Questions & Answers:



Q. Do I have to be a full time property investor or developer?

A. No, you don't. Full time or part time, employed or self-employed it doesn't matter as they bridge the experience gap.

Q. As the property investor/ developer what's my profit share?

A. You will receive up to 50% of the profit due from the project, be it sale, rental or business income (without putting any of your own money in), with the remaining 50% payable to the company and their equity investors.

Q. Am I able to put money in as the property developer?

A. Yes, you're able to put in capital towards your project which would result in your shareholding increasing. You're able to do this via their investor platform once the project is available for funding.

Q. Great, how do I send you my proposal?

A. Once you've signed up as a member, you can create and send them proposals via their cloud-based system.

# Questions & Answers:



Q. How much does it cost to submit a proposal?

A. It's a mere investment on your part of £210+VAT to submit a proposal, which covers our administration fee for reviewing it. It's also to make sure you're serious.

Q. Can I get help submitting a proposal?

A. Absolutely. Proposal support is on hand and can be requested at anytime.

Q. Can I boost my proposal to the front of the review queue?

A. Yes. Once you've created a proposal there's an option to boost it to the front of the queue so our investment analysts look at yours first.

Q. What happens if my proposal is rejected?

A. They'll notify you, however rather than just rejecting it they tend to offer suggestions on how to get it approved.

# Questions & Answers



Q. Am I able to select my own solicitors?

A. No. They select the solicitors from their in-house panel. It's essential they have some processes streamlined to avoid mistakes.

Q. Can I use my own finance broker?

A. Unfortunately not, the terms and conditions are that they work directly with senior debt lenders. They also arrange all the insurances needed in-house.

Q. What type of properties can we invest in?

A. They invest in both residential and non-residential of all types. They're constantly expanding their property investment strategies, so please feel free to submit any proposal you feel is profitable.

# Questions & Answers:



Q. Will you invest in properties without planning permission?

A. Ideally, they like to stick to opportunities that have planning permission or permitted development rights. If planning is due to be issued, they will also look at it and potentially approve subject to the planning permission being issued.

Q. Can you help me with the exit strategy?

A. Yes. On top of their Training Academy, their in-house project management team can talk you through what you need to do and when you need to do it. It's important to remember they're only successful when you are so it's in both your interests for you to succeed. Whether you're successfully selling or renting and managing properties, they want to see exit strategies achieved within 6-60 months.

# Questions & Answers:



Q. So what will they do from start to finish?

A. They oversee the lifecycle of the property investment throughout to make sure each venture bears fruit. Whilst they provide support throughout, including project management support, they leave it up to you to achieve the exit strategy, as it's important to them that you grow your business through their business.

Q. Will they teach me how to set up my own lettings and property management business. Is this true?

A. Yes, that's true. They have a specialised How To Set Up Your Lettings & Property Management Business course to provide you with the blueprint systems you'll need in successfully setting up and running your own lettings and property management business which forms part of one of our exit strategies.

# Questions & Answers:



Q. Do I need to live near my project?

A. Ideally, being that you'll be the lead developer and responsible for delivering the project, they recommend that you live within 50 mile radius of any proposed project.

Q. Do you have a minimum or maximum GDV?

A. No project is too high or too low, whether it's a three-bedroom terrace house or a large-scale £50M+ development, as long as it's profitable they will partner with you by providing all the funds, training and support you need. In terms of sale values of individual dwellings, they tend to steer clear of those whereby the sales price is £1m+ unless you're able to demonstrate a regular flow of sales.

# Questions & Answers:



Q. What's the minimum return on investment you aim to achieve for each project?

A. They look for a minimum return on capital of 20% on their Sell for Profit product and 10% on our Let & Hold product. Before you submit your proposal, they will provide you with an indicative range of the profit you could realise upon achieving the proposed exit strategy.

Q. How do I find profitable property investments if I lack experience?

A. Their Training Academy has a variety of different training courses and workshops available to help you succeed from £1999+vat. They can also show you how to set up your own property investment business helping to establish yourself with estate agents in your local area as the go to person when they've found a new opportunity.

Q. How do you assess property opportunities?

A. Their investment analysts have predefined due diligence checklists for each property investment type that they work towards. Once the proposal is approved, each property is surveyed in advance of exchange by a RICS Building Surveyor unless you provided a recent survey (dated within the last 3 months) when submitting your proposal.

Q. Who pays for the building survey?

A. Initially, you will pay for the survey and once they've completed on the purchase, they will reimburse you the amount.

Q. What does the annual membership include if I take it?

A. It includes 10% off all training courses and workshops for the preceding 12 months of becoming a member. It also includes advice on all proposals prior to submission (including negotiation tips)



# Questions & Answers:



Q. Do I have to use project management support if I don't need it?

A. It depends on your level of experience. Those that have successfully completed three property investments which have achieved profits in the last 36 months do not have to take it. Those that are a little new to property investing are required to take project management support for their first 3 projects

Q. What about if I don't have any experience in property development?

A. That doesn't matter. They recognise every expert started out as a beginner so they require those that are inexperienced to attend our Property Development Entrepreneurs course. That being said, once you've completed this course you're not going to be able to go out there and instantly do a large scale development. You'll need to grow organically starting off with a small scale development which they'll teach you how to find on our course!

Q. How long does it take to obtain an approval?

A. They look to provide an initial decision in principle within 48 hours though that is subject to you providing all the correct information when submitting a proposal.

# Will I Be Credit Checked?

A. As you'll be the lead developer, once you submit a proposal as part of our due diligence process, they will conduct a credit check to confirm eligibility.

Q. If I don't want to do the work of the property developer, can I invest equity into a project?

A. If you're a high net worth or sophisticated investor, you can invest in the project(s) of your choice via their joint venture equity platform.

We think we've pretty much covered everything, but if you have any other questions that are not answered here, please email us on: [info@businessopps.net](mailto:info@businessopps.net) and we will respond as fast as possible

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