

Berwyn Property Services Ltd.



Introduction: The Berwyn Property Services (BPS) Joint Venture (JV) sums are sought by an experienced buyer to obtain a property for refurbishment and either refinance and renting or a potential Sale of the Property. With the benefit of my Buyer and negotiation skills and contacts in the sector I offer excellent returns for my clients. Coupled to this is the added benefit the extra security I offer all of my clients. (These are First Charge on the Property and our Cross Option Agreement's.)

The Process:

- 1) Initial meeting to discuss this joint venture opportunity. We will share case studies and background information available.
- 2) Simple legal document signed and witnessed, providing legal protection for you. (We also offer you first reserve on the property as extra security, plus a Cross Option Agreement which we detail on our website.)
- 3) Transfer of capital agreed. Progress reports delivered quarterly. Original capital and agreed rate of return transferred to you as per legal joint venture agreement.

Timescale: This opportunity is currently available for a fixed nine month of one year period. Your partnership will allow us to invest in properties below market value (BMV) homes and we offer a high rate of return. The current economic climate has created an opportunity to identify and create value through purchasing property significantly below market value. This opportunity brings together a positive and successful wealth growth strategy for both parties.

One JV example: We would invest in the below market value home, and once completed, pay back the initial amount, plus an agreed % payment. The JV (investor) could gain say 6.5% over a six-month loan*.

- Investor loans £200,000 to our team for six months.
- House Below Market Value £163,500 Cost.
- Legal & Refurb of home £25,000
- New Home valuation £280,000
- Refinance @75% (Mortgage) £210,000
- Investor Interest (6.5%pa / 6 Months) £6,500

For this example, a repayment would be made to the Investor on the agreed date of the initial investment plus % from the agreement. What's not to like from the above example that gains the Investor an agreed benefit from the short-term loan, in this example you would be paid a sum of £206,500. **Many investors repeat this process and allow our team to continue the mutually beneficial process.**

Frequently Asked Questions:

How much is the rate of return rate?

The rate of return on your sum invested is agreed between the parties. Agreements typically offer a high rate of return.

Can I invest in the properties that you purchase?

Not with this opportunity. We are keeping it simple, and we do offer the opportunity to allow investors to use of Deal Packaging service, with BMV properties. This JV is a partnership opportunity to receive a significant return for a cash slum invested for a one, two-year period.

What will my money be used for?

As part of a package of short-term funding to enable the purchase 'below market value' (bmv) and renovation of properties, thus creating value from the difference between purchase price and actual market value, after renovation. Your funding is then 'recycled' out of the property as the property is revalued at the actual market value. In addition, the strategy calls for the sale of a percentage of properties once renovated, to ensure a protected, strong cash flow.

Next Steps: I look to develop successful partnership relationships through the provision of good information & regular progress reports. Contact our team on the below number or e-mail.

Note: The value of any Property can rise and fall beyond our control, and we always state that timings can be shorter or longer due to issues beyond our control.



074368 11200 - Berwyn Services

PRS Number PRS040625

www.BerwynServices.co.uk

Call our team with any questions

***% Rates quoted is for example only.**

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