

Investing with Limitless Property

**"Limitless Property offer
Bespoke Sourcing & amazing
fixed rate returns. Getting your
money working hard for you!"**



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INVESTMENT & SOURCING



[@limitlesspropertyuk](https://www.facebook.com/limitlesspropertyuk)



[@_limitlessproperty](https://www.instagram.com/_limitlessproperty)



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Executive Summary

What we do?

We launched **Limitless Property** in Winter 2020, following our dream of building a passive income & financial freedom through property.

We are passionate about all areas of property development & development. We are looking to build a better UK rental market that values investors & tenants alike. Creating beautiful homes that provide fantastic returns.

We are here to give you a hands-free way of getting your money to work hard for you! We strive to provide a world-class service to all our clients.

We work in two different ways to:

- **Deal Sourcing**
 - Finding & securing properties for you
 - Assisting you from viewing to completion
- **Passive Investment**
 - Investing your money in our properties for set returns (between 5-8% interest)
 - Simple bank transfer - 1 year Loan Agreement

Check out this video to find out more about us & what we do:

[Click Here](#)

About Us



I'm Ben & I started **Limitless Property** in November 2020.

My background is in Tennis & I have been a High Performance Tennis Coach & business owner for over 10 years. My Background has given me great organisation skills, taught me to work well with others & to get the best out of people. It has also given me skills to plan effectively & implement strategies & take action.

Why property? Ive always had a huge passion for property, transforming run down, tired houses into stunning home excites me. After much research, attending training courses, building a great network & finding a fantastic mentor, I decided to start the business.

Aside from property, I have keen interests in finance & investing, business development, sports, travelling & music.

I would love to work closely with you to help you reach your financial goals, build your portfolio & get your money working hard for you!

Compliance

We are proud to be a fully compliant, deal sourcing & investment company. We are registered with the following bodies for your protection & ours.



We are registered with the ICO & our CRM systems comply with GDPR
ICO Registration & Data
Protection Registration number: A8709755



We have Professional Indemnity Insurance to cover any losses due to negligence.
Professional Indemnity Insurance Policy Number: AC SPI 4392495



We are registered with PRS
Property Redress Scheme Membership
Number: PRS022448



We are registered with HMRC Anti-Money Laundering.
HMRC Anti-Money Laundering Registration Number: XHML00000153863

Investing in South Wales

We currently source all our investments in South Wales, we love the area & know that it produces incredible returns for investors!

- **Why do we choose South Wales:**
 - Lower Entry House Prices
 - High Rental Demand
 - Rental Prices Increasing
 - Good Rental Yield
 - Many Opportunities for High % ROI
 - Plans & Investments In The Area

Below are links to several **key readings** that demonstrate why we believe South Wales to be such a lucrative area:

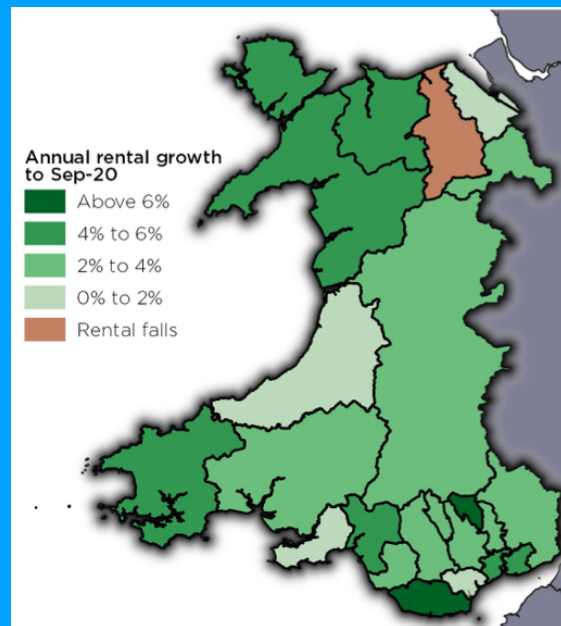
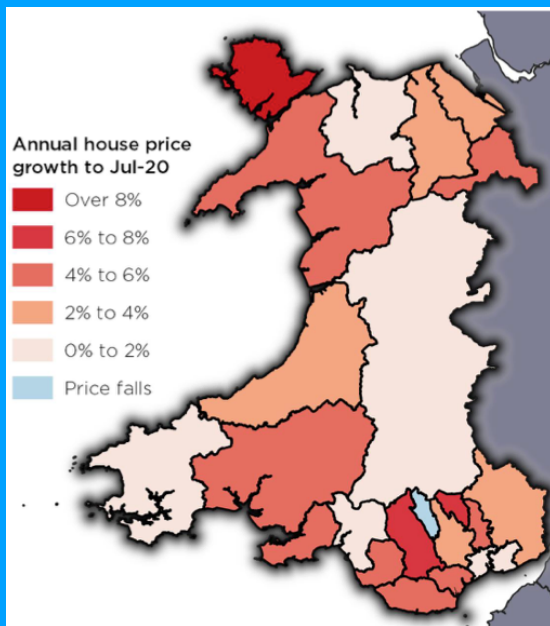
- [The major transport infrastructure projects that are set to reshape Wales](#)
- [Welsh housing market & supply update](#)
- [Average rent prices in Wales](#)



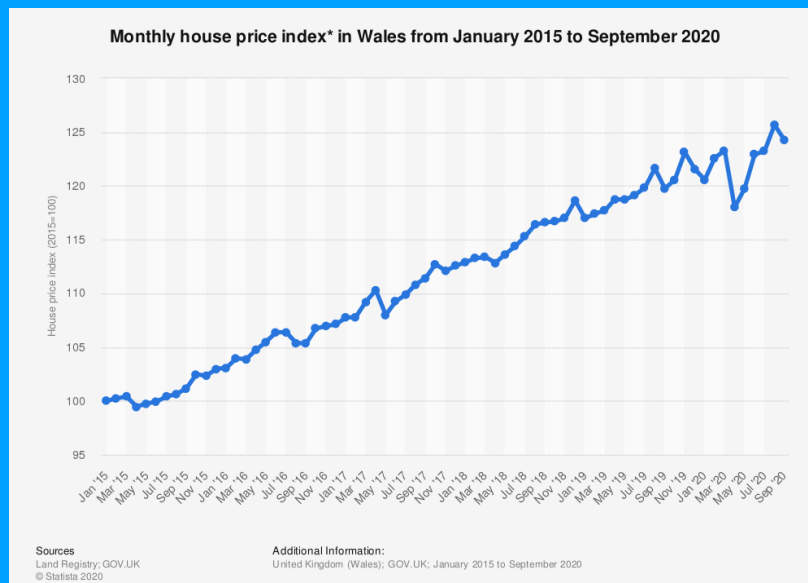
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Investing in South Wales

Wales sees average house prices increase by 7.0% in the year to November 2020 & average rent increases of



Source: Savills using HM Land Registry (six-month smoothed)* | Zoopla Rental Index – powered by Hometrack



Source: HM Land Registry. GOV.UK & Statista 2020 |United Kingdom (Wales): GOV.UK. Jan 2015 to Sept 2020

The BRR Model

How It Works?

Buy, Refurb, Refinance

Here is how our BRR Model Works:

- Purchase Property at Reduced Rate
- Add Value Through Refurbishment (High Standard)
- Refinance or Sell Property
- Repay Our Investors or Pull Out Your Initial Capital



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The Power of Investing

Compound Interest

Why you should be investing your money:

It is a way of accelerating your wealth, by being paid interest on your interest.
The longer you do it, the more you it makes.

Albert Einstein said about the power of compound interest:

'Compound interest is the eighth wonder of the world. He who understands it, earns it ... he who doesn't ... pays it. Compound interest is the most powerful force in the universe.

Are you benefiting?

HOW MUCH YOU NEED TO SAVE EACH DAY TO HAVE \$1,000,000 AT 65			
STARTING AGE	3% RETURN	5% RETURN	7% RETURN
20	\$29	\$16	\$9
25	\$35	\$21	\$12
30	\$44	\$29	\$18
35	\$56	\$39	\$27
40	\$74	\$55	\$40
45	\$100	\$80	\$63
50	\$145	\$123	\$103
55	\$235	\$211	\$189

BUSINESS INSIDER

Table Source: <https://www.businessinsider.com/money-saved-per-day-to-retire-a-millionaire-2015-10?r=US&IR=T>

How We Get Your Money Working Hard

Are you losing money?



Best Bank Savings Rate (Feb, 2021)

0.6% Fixed 1 Year

Min: £1,000

(Source: <https://www.moneysupermarket.com/savings/>)



Our Investment Rates

5-8% % Fixed 1 Year

Invest from as little as £5,000.

Check Out The Numbers

Fixed Returns for 12 Months						
Amount Invested	Bank Interest Rate	Our Interest Rate	Interest Amount With Bank	Interest Amount With Us	Interest Paid Monthly	Amount Paid at Maturity
£5,000	0.60%	5%	£30	£250	£20.83	£5,000
£10,000	0.60%	6%	£60	£600	£50.00	£10,000
£20,000	0.60%	7%	£120	£1,400	£116.67	£20,000
£50,000	0.60%	8%	£300	£4,000	-	£54,000
£100,000	0.60%	8%	£600	£8,000	-	£108,000

Did You Know?

If your savings earn LESS than 1.9%, you are actually LOSING MONEY. Inflation rates in the UK are currently 1.9%



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Ways to Invest with Us

#1 - Deal Sourcing

Starting with an Exploratory Zoom Call, we speak to you about your property dreams & why you want to achieve them. We build a picture of the properties you want & the returns you desire.

Following on from the initial call, we then look for properties bespoke to your requirements.

We view, offer & secure the property for you & are with you through to completion & sale or rent. We can even project manage your refurb.

With our dedicated team of hand picked brokers, solicitors, contractors & management agents, we can assure you get the best & results, every step of the way.

#2 - Passive Investments

The simplest & most hands-off investment option we have. Our passive investments are so easy & offer fantastic, completely passive returns, fixed for 12 months. We offer between 5-8% returns.

A simple bank transfer can allow us to implement our BRR strategy. Once the property has been refurbish & the initial investment pulled out (via refinancing), you recieve all of your initial investment back PLUS a very healthy interest on it too!

Passive investments are based on a Loan Agreement (drawn up by a solicitor).

Our Investment Options:

The Process

#1 Deal Sourcing

EXPLORATORY GOALS CALL

Complete NDA, ID Check & Proof of Funds

FIND & BUY PROPERTY

REFURB / ADD VALUE

REFINANCE / SELL

GREAT RETURNS

#2 Passive Investment

RAISE FINANCE

Loan. Agreement agreed through solicitors

BUY PROPERTY

REFURB / ADD VALUE

REFINANCE / SELL

REPAY INVESTOR



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Security for YOU

Mitigating Risk



We offer the highest level of security for all of our investors.

All our properties go through thorough due-diligence in order to de-risk the investment as much as possible. We ensure that the property is brought at the right price & are conservative in our estimates of rental prices & end value.

We stress test our properties up to a 5% interest rate guarantee they still make a profit, as well as factoring in multiple-exit strategies to give you the safest possible investment.

Does This Work For You?

Do you want to great returns on your money?

Would you like to invest in property without the hassle?

Do you having savings in the bank, equity or pensions that are doing nothing for you?

Would you like to create amazing homes for people?

Then this is for you! Get in touch with us.



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Example Deal #1



Purchase Price: £55,000
SDLT & Legals: £2,060
Done Up Value: £100,000
Refurbishment: £21,500
Remortgage (75% LTV): £75,000

Rent: £550pcm
Mortgage (@3.4%): £213pm
Management, Maintenance & Voids:
£110
Monthly Cashflow: £228pcm
Annual: £2,736
Money Left In: £4,900
ROI: 56%

Additional Notes:

- Close to shops & local amenities
- Good local schools
- Close to train station & road links
- High Rental Demand

Example Deal #2



Purchase Price: £62,370
SDLT & Legals: £2,871
Done Up Value: £110,000
Refurbishment: £21,000
Remortgage (75% LTV): £82,500

Rent: £575pcm
Mortgage (@3.4%): £234pm
Management, Maintenance & Voids: £115
Monthly Cashflow: £226pcm
Annual: £2,712
Money Left In: £4,566
ROI: 59%

Additional Notes:

- Located on side street close to local shops
- Lovely community street
- Close to train station & road links
- High rental demand
- Strong resale value

Want To Get Involved?

Let's Get Started!



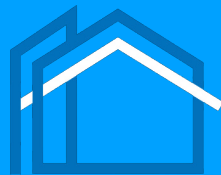
Email Us

ben@limitless-property.co.uk

Call Us

[07783 346659](tel:07783 346659)

We would love to meet with you in person or over a Zoom Call too!



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Click on icons to be directed straight to that site, or our logo to head to our website.



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