

simple

property investment

Our Objective:
it's in the name!

PROPERTY INVESTMENT

- Are you seeking a secondary income through property?
- Looking to expand an established portfolio?
- Struggling to find a source of profitable investments or the best route to take?

INVESTMENT TRAINING

- Are you looking to learn how to invest in property?
- Are you struggling to find a reputable source of assistance or guidance?
- Have other companies failed to help you find suitable properties for your circumstances?

At **Simple Property Investment** we have taught many people how to enjoy achieving their goals; whether it's a secondary or replacement income, better interest on investment or a future for your retirement!

We can do the same for you!



Contents

| | |
|---------------------------|----|
| • Introduction | 1 |
| • Investment | 3 |
| • Training | 4 |
| • Making Mortgages Simple | 6 |
| • Mortgages | |
| • Insurance | |
| • A Simple Move | 8 |
| • Additional Services | 9 |
| • Contact Us | 10 |



Investments

First thing's first: investing in property should be fun!

Property has long been a time-tested source of income but it can be a minefield to navigate in order to get it right and if you get it wrong it can be disastrous!

Our property expert Tim has helped many people to become Property Investors, all of whom had different circumstances and objectives. Some wanted to build a Property Portfolio, whereas others were only in a position to pay a deposit for one Investment Property. Here are two examples of clients Tim has helped.

But before you consider our success stories we want to tell you about our attitude towards our fee - the same as our mortgage strategy - you should pay only on results, just as Peter & Joan and Robert & Katya:

CASE STUDY 1 - Peter & Joan

This couple wanted to build a portfolio. With a fairly large sum of money to invest in property they did not know how and where to find the best properties.

Tim took them to an area of the country he knows well, where the rental market is strong, and the yields are high. They spent a day looking at properties, getting to know the area, meeting local agents, including the letting agent who would manage the properties for them. They chose four properties to purchase to start off their portfolio. Tim helped to secure the purchases and then sourced their mortgages. They have been receiving an ongoing return on their investment ever since.

They are now looking to further expand the portfolio in the coming year.

CASE STUDY 2 - Robert & Katya

Robert & Katya only had enough cash for one purchase. This couple had saved a small amount and wanted to invest in property but didn't think it would be possible with such a small deposit.

Tim showed them how this can be done in an area of the country where purchase prices are low but need for rental property is high. He went to the area on their behalf (sometimes he goes with the client, sometimes he goes on their behalf, depending on circumstances), sourced the best property, arranged the agent to manage it and organised the right mortgage for them. They too have been receiving a return on their investment ever since.

We know that by working together and using our simple formula, we can help you take the next step to investing in property and our ongoing service.

We're here, ready and waiting, the rest is up to you...it's simple!



Training

ON-SITE TRAINING AND FULFILMENT

We don't believe that just talking is enough! You want to experience your investment, see the properties and feel the potential!

Simple Property Investment has a two-step process designed to help get you on your feet and take your next steps to establishing or expanding your portfolio.

Before you start, you have to know what would be great for you!



FREEPHONE: 0800 093 2245
enquiries@thesimplegroup.com

STEP 1 - FINANCIAL REVIEW

You may have access to more funds than you imagine! Or, you may be more restricted in the choice of mortgages to finance your portfolio than you expect! Either way, you need to know.

Our advisors go through a 'Full Financial Review' to understand your current finances:

- Your home finances and income
- Credit history
- Deposit available to purchase, as well as
- Finances for ongoing property costs

Once this necessary, but less exciting exercise is conducted, then we can start considering the exciting task of helping you learn how to fulfil your property goals!

STEP 2 - TRAINING

We are well aware that the reputation of companies or individuals offering property training is 'high cost, low fulfilment'!

This is not our way!

We have locations around the country where we know property prices are ripe for investment, with rental prices offering profitable incomes. We will spend the day on-site discussing the subtleties of what you need to know about investing in property, whilst we are visiting the properties you could be purchasing.

And to prove this, just as we recommend a two-step process for you, we have a three-step process for ourselves.

PROPERTY INVESTMENT COST*

- £1,499 per property

- Financial Review - FREE
- On-site Training[#] - £399
- Completion Fee[^] - £1,499

Proving that we are as good as our word is very important for Simple Property Investment - the completion fee for fulfilling what we set out to help you achieve is only due on each property you complete on. If we don't help you purchase a property, we won't charge you the completion fee!

* Due for each completed property purchase

One off payment to be paid prior to initial training day.

^ Fee invoice is submitted to solicitors and included in completion fees.



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How can we help?

MORTGAGES

For Tim to best advise you, he needs to have a clear picture of you and your situation and everyone is unique, including you! Based on the information you provide and with access to a full range of products, he will recommend and help you understand the type of mortgage best suiting your needs. Even difficult or complicated situations have not proven a problem for them!

Something we pride ourselves on is not taking upfront fees, we only charge our administrative fee once you receive confirmation that the chosen lender will issue your mortgage – we are keen that you only pay for what you requested!

You may find yourself in any of the following situations:

- FIRST TIME BUYER (FTB)
- HOME MOVER
- REMORTGAGE
- BUY TO LET / LET TO BUY (BTL/LTB)
- COMMERCIAL FINANCE
- Full details on:
www.simple-mortgages.co.uk



INSURANCE

Now that you have a mortgage and a large financial commitment to maintain despite whatever circumstances in your life or finances may arise, insurance is a key part of your mortgage finance and brings peace of mind.

However, insurance is something much recommended for all to have whether in conjunction with a mortgage or not.

But all too often, costs can dictate what insurance we're able to take out. So, how do you get what is best for you and with so many different options for you, your family, your property etc, which do you go with?

Something we pride ourselves on is not taking upfront fees...

- we are keen that you only pay for what you requested!



You may find yourself in any of the following situations:

- LIFE COVER
- CRITICAL ILLNESS COVER (CIC)
- FAMILY INCOME BENEFIT (FIB)
- INCOME PROTECTION
- BUILDINGS & CONTENTS (B&C)
- Full details on www.simple-mortgages.co.uk

The plan will have no cash in value at any time, and will cease at the end of the term. If premiums are not maintained, then cover will lapse.

The policy may not cover all definitions of a critical illness. For definitions of illnesses covered please refer to the key features and policy documents.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

THINK CAREFULLY BEFORE SECURING OTHER DEBTS AGAINST YOUR HOME. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

SOME FORMS OF BUY TO LET MORTGAGE, TRUSTS AND SOME FORMS OF COMMERCIAL LENDING (ADVICE) IS NOT / ARE NOT REGULATED BY THE FINANCIAL CONDUCT AUTHORITY

Making Mortgages Simple Limited is an appointed representative of The On-Line Partnership Limited which is authorised and regulated by the Financial Conduct Authority.



a simple move

- Looking to sell your property without paying out lots to estate agents?
- Limited on time to find your next home?
- Struggling to know what is the right move?

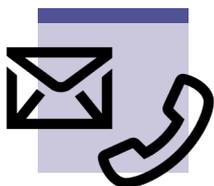
Moving home is never an easy thing to do; selling, buying, the actual process of moving...making the right decision can be even harder. In today's fast pace of living, finding the time to source the right area, house and negotiate the right deal can be tough! Using any or all of the services from A Simple Move will lessen that stress!

Through our low cost monthly advertising of your property (not linked to it's value) selling your property does not need to be expensive!

Our experience has shown that based upon your criteria we can source a range of the right properties, in the right location, at the right price and can negotiate the deal on your behalf if needed!

Coupled with our mortgage service, who support you throughout the process, you will be in your new home in no time!

We're waiting for your call...it's simple!



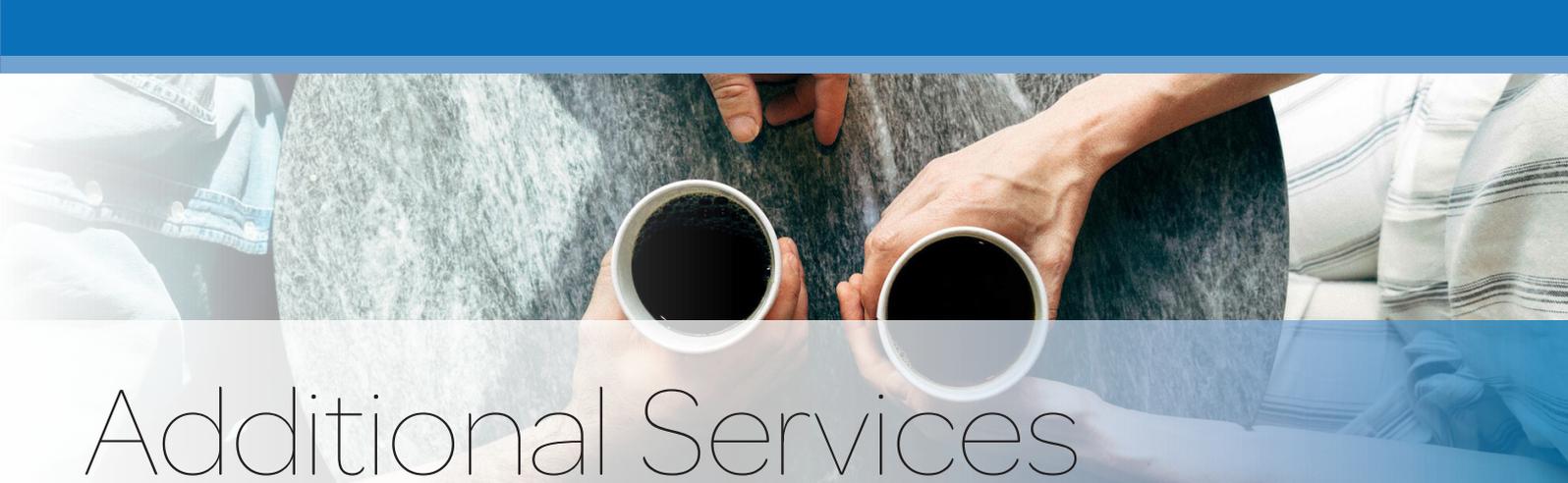
FREEPHONE: 0800 093 2245
enquiries@thesimplegroup.com

CASE STUDY 3 - Safer & Aisha

Safer and Aisha were first time buyers looking for their dream home, however they could not find one they could afford, which is a common problem for many in this market. Tim met with them and discussed the possibility that for now they may not be able to buy their dream home exactly where they would like to. He researched areas near to their desired location and found the best property for them within their budget, helped them negotiate the deal and arranged the mortgage.

With Tim's help they went from frustrated renters to happy home owners!





Additional Services



Solicitors Services

With access to multiple sources of nationwide solicitors firms the Simple Group can find the right advice for you.



Accountants

Whether looking to manage your self employed income, start up a business, need tax advice or consultancy and compliance services we recommend a friendly, cost effective South London accountant firm.



Secured Loans

In the right circumstances this can be an alternative to re-mortgaging or taking further borrowing through your existing lender. Whatever your need for additional funds we can get you started.



Financial Services

Finding the right advice for your funds is key in planning for your retirement or finding the best investments or savings. Our advisers are happy to come and advise you at home.



Will Writing

No one ever wants to plan for a future they won't experience, having the proper will in place to ensure your wishes and loved ones are cared for, brings a great peace of mind now and for the future.



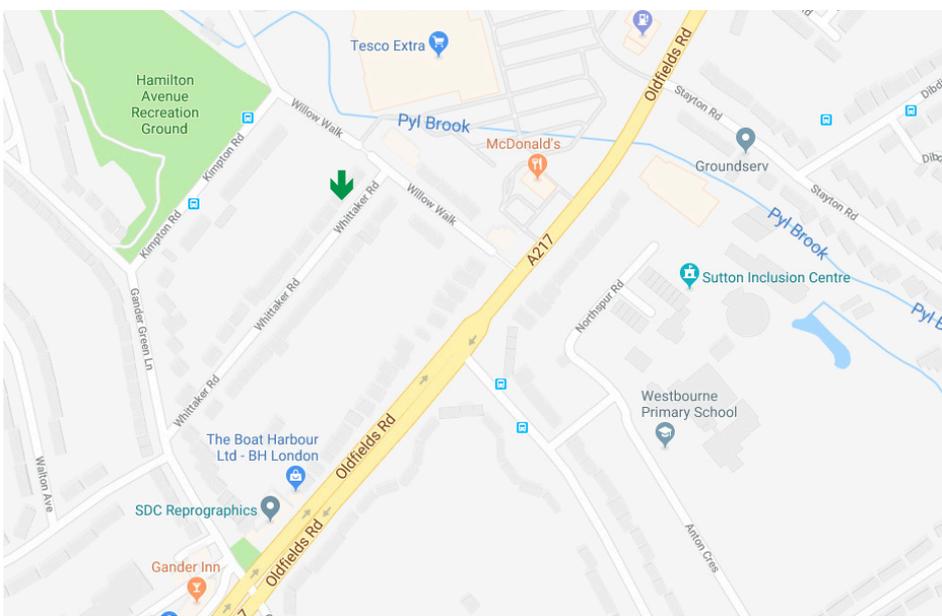
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