

MEET THE MENTORS

PLATINUM
PARTNERS
GROUP

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Increase the streams of income in your property business with Low Risk, High Growth Passive Investment Opportunities

We all know that buying properties seriously BMW today will reap rewards in the next 3-4 years, and that HMOs can provide excellent income through a recession. Yet executing those strategies properly requires expertise, time and effort.

The strongest businesses are those which generate streams of income from multiple sources and I'd highly recommend to anyone with a property portfolio that they invest some capital in the best low risk, high growth opportunities that are presenting themselves in emerging markets overseas.

With banks paying virtually no interest on deposits (some are now considered high risk themselves), government bonds questionable and stocks and shares currently a huge gamble, high net worth individuals are looking for new, secure investment options. It's encouraging, then, that some of the top accountants and wealth managers in the UK are now recommending select property projects to their clients as extremely attractive investment opportunities.

The key is identifying the best pure investment vehicles, and of course it's imperative that you do extensive due diligence on the companies offering them. However, in terms of the proposition itself, I'd advise you to look for these 7 elements as a minimum:

- 1 That it's a completely passive opportunity - i.e. it doesn't require any time commitment from you in order to give a capital return.**
- 2 The project satisfies a genuine and robust need in a local market.**
- 3 There is no property ownership involved for the investor.**
- 4 There is no need for you to raise additional finance at the end of the project.**
- 5 Your investment is either guaranteed, or the risks have been expertly and exhaustively identified, and the level of return acceptably reflects them.**
- 6 The developer has been incentivised so that he has a vested interest in making sure the investors have their capital returned and receive their profit before he does.**
- 7 The people offering the opportunity have invested their own funds.**

If you can satisfy yourself on all these points, what you should be left with is a fundamentally very simple transaction for you: capital in, then after a specified period of time, capital and profit out.

As increasing numbers of investors approach Platinum Investment Partners with funding, we're able to negotiate better returns and security, with our latest project guaranteeing capital and profit. That kind of investment, alongside what the UK market currently has to offer, means the next 18 months are set to be record profit-makers!

Go to www.platinumpropertypartners.net/guidetoinvest to receive your FREE PPP 20-page **Guide to Investing in 2009**.

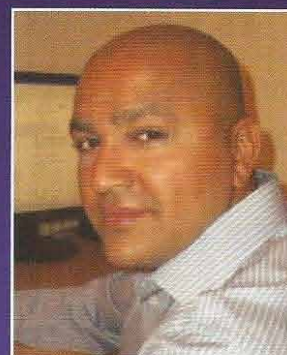
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1996 to 2007 was the era of capital growth for landlords. The professionals right down to the amateurs all experienced that nice feeling of making money without actually doing anything. If anyone is a home owner they will know what I am talking about. It was one of the main allures of buy to let over that 11 year period which you could call the buy to let era.

So is buy to let over? Has the music stopped? Has the party ended? Not likely.....

Welcome to the after party! All that has happened is that the DJ has switched. Instead of it being hard and fast techno where its going so fast you do not know what is going on now its smooth funky house music. Laid back, paced and in control tempo which we all understand.

What the hell am I talking about! I am talking about positive cashflows like no landlord could ever imagine. 1% rates heading towards zero quick time. This means any properties bought before June 2008 on even rubbish rates will be paying 3%. Landlords on good rates will be paying sub 2% and even 1%.

So with rents coming in at the same rate and borrowing costs at near zero it means that 2008 till the near future will be the lovely healthy cashflow era or more like laid back funky house!

So what is after the after party. I hazard a guess here but it will be inflation. Another party for us landlords. We will come out of our high cashflow era into high capital growth due to inflation. We will lose our cashflow but gain in capital. Either way I do not mind.

This is because they are going to print money. If they double the money supply expect property prices to double. There is no simpler calculation than that. The strategy you should have is to:

Buy as much appreciating assets you can lay your hands on. If you are one of the lucky ones who can get a buy to let mortgage then you would be crazy to let this opportunity pass you buy.

Lenders are favouring less geared individuals compared to highly geared individuals like me.

So just imagine buying £1m worth of property no money down today, the doubling of the money supply over 2 years and selling out for £2m. That would be making £1m out of nothing.

So, are you the next slumdog millionaire? Talk to us and we will help you decide!

Ajay