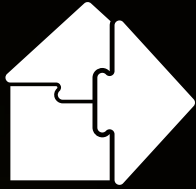


New Era
INVESTOR



HMO INVESTOR

6 MONTH FASTTRACK



The **HMO INVESTOR 6 MONTH FASTRACK** is a “done with you” programme of 6 months hand holding to invest in high cashflow property strategy Houses Of Multiple Occupation (HMO’s).

HMO’s are an excellent way of building cashflow. Done the right way you can build a substantial and sustainable property portfolio.

With just 2-3 HMO’s it is possible to get an income of £2k to £3k, every month...

Now is a fantastic time to be investing in property and using this strategy, as more and more Landlords exit the market and with a perfect storm of Brexit, low wage growth, threatened house prices, residential sales could slow and prices reduce. The government has targets to build hundreds of thousands of houses each year but with complex planning legislation and potentially dips in house prices, new house development targets could easily be missed.

Essentially, great deals will be coming to market and rentals could improve as stock reduces.

THE HMO INVESTOR 6 MONTH FASTRACK

This is an exclusive group where you will get guided learning and mentorship to invest in HMO’s.

WHAT YOU WILL GET;

- **6 classroom based learning days**
- **Industry experts brought into teach modules**
 - Interior design
 - Accountancy and tax
 - Legal Documentation
 - Finance Strategies
 - Systemisation
- **Personal Telephone Number for Rick Gannon**
- **Hand holding**
- **Weekly (except holidays) group video calls with Rick Gannon**
- **Peer group accountability**



THE 8 STEP I.N.V.E.S.T.O.R PROGRAMME

- 1 / IDENTIFY** – Identify your goals, your reason why (which is hugely more important than you realise), your investing area, your current resources, your current assets and financing opportunities. Some great opportunities might already exist in your current portfolio and circumstances.
- 2 / NICHE** – niching will enable you to focus on the right type of property and demographic. Large HMO’s, mini-mo’s, refurb and add value, co-sharing, professionals, students, permitted development (C3 to C4), Suis Generis...
- 3 / VIEW** – you should never buy a house without viewing it. What room sizes does the property have? What refurbishments are needed? Viewings are a key metric to success. To view a house you have to have a strategy of finding houses to view. Will you source through Estate Agents, Direct to Vendor, Leaflets etc... What do you say to a vendor to find Rent to Rent deals? How do you negotiate the best deal?
- 4 / EVALUATE** – Does the deal stack? Does it meet your requirements? What do the numbers say when you analyse the deal? How much money is left in your property? Is that okay? Personal or limited Company purchases?
- 5 / SIGN** – What other strategies can you use to control the house without a freehold purchase? Legals, what will trip you up in raising finance? How to negotiate an option? Exchange delayed completions?
- 6 / TRANSFORM** – You’ve niched into a market but how do you get the best rents in your area using interior and structural design. How to add a luxury finish with a budget? Refurbishing and working with building teams. CDM, asbestos, building regs etc. your responsibilities.
- 7 / OCCUPY** – You will need to find and get tenants into your property if you want to get a high cashflow – obvious right? But there are many simple systems and processes that can ensure you get the best tenants that pay you on time and occupy the house in a harmonious way. Less voids, low arrears, less hassle.
- 8 / REPEAT** – Easy when you know how? How do you put your property investing into a systemised repeatable process? You will run out of money if you can’t successful improve the value of your property. Find the cookie cutter.

/ WHO ARE WE?

Rick Gannon has a portfolio of over 120 tenants and replaced his income in the police force with HMO's. Over the last few years Rick has developed property systems and the time saving system 'Go Tenant!' for Landlords. Rick is a publicly recognised speaker on HMO's and hosts the Facebook group of HMO Property Community Group of over 10,000 property investors and landlords.

Rick contributes to HMO Magazine and Your Property Network (YPN) Magazine every month.



/ GUARANTEE

We know everyone's area and circumstances are different, and you've probably purchased products that weren't like anything they were promised to be. That's why this HMO Investor Fastrack comes with a no questions asked 30-day money back guarantee. If after your first classroom date, it's not for you, we'd rather refund you right away and maintain a great relationship! So, you really have nothing to lose.

We also guarantee you will find opportunities, achieve more and be more successful with us, if you follow up your actions.

/ COURSE DETAILS

To join the next programme starting in February 2019, please call **01886 834800** for an application form.

