

Berwyn Property Services Ltd.



Introduction: We are building a Property Portfolio and welcome Partners to join us in 2023, and gain from extremely strong returns within an agreed time period. Our Joint Venture (JV) sums are sought by an experienced property buyer for a nine month or one year placement, to deliver a high rate of return. We have numerous past investors who have had a JV with us, ask for another opportunity and this demonstrates the fantastic value in this opportunity.

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.)
- 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 or 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 sum invested for a one, two-year period.

What security do I get while the Home is being bought and refurbished?

We offer you a unique security which we will discuss with at the first stage in the introduction. We are accredited and adhere to the Property Redress Scheme (PRS) process, and have full HMRC accreditation, and are fully insured.

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.



- [07999 556034 - Berwyn Services](tel:07999556034)
- Info@BerwynServices.co.uk
- www.BerwynServices.co.uk
- 8-6pm M-Friday
- PRS Number PRS040625
- ICO 00014035263
- *% Rates quoted is for example only.
- HMRC Registered:
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