

PLATINUM PORTFOLIO BUILDER

BE MORE - DO MORE - HAVE MORE - GIVE MORE[®]

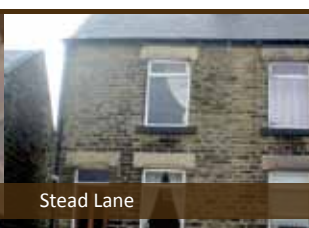
Case Study:

Dr. Robin Lawrence, Harley Street, Central London.

- Robin's portfolio comprises four properties with a combined value of over £317,000 and equity of £81,100
- All properties refurbished and brought up to the required legal and letting standard
- All properties fully tenanted and delivering positive monthly cashflow
- Actively managed as if the properties were owned by one of the PPP Partners
- Having had his first portfolio built, Robin is now building a second



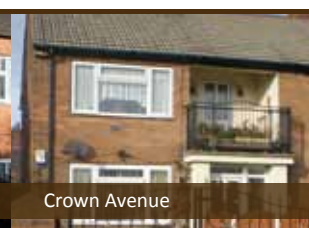
Dr. Robin Lawrence



Stead Lane



Crown Avenue



Crown Avenue



Highstone Crescent

	Total Portfolio	Stead Lane	Crown Ave.	Crown Ave.	Highstone Cres.
Value after refurbishment	317,000	76,000	80,000	74,000	87,000
Purchase Price	215,000	51,000	51,000	49,000	64,000
Refurbishment and purchase fees	20,900	5,975	6,975	5,975	1,975
Equity after refurb. and all costs	81,100	19,025	22,025	19,025	21,025
Discount	25.6%	25.0%	27.5%	25.7%	24.2%

Predicting the growth of any property portfolio is difficult but we have used the following figures to illustrate what this portfolio may be worth over time. The average growth since 1970 has been 4.9% per annum.

	3% per annum	5% per annum	7% per annum
Value at start	317,000	317,000	317,000
Value at year 5	367,490	404,581	444,609
Value at year 10	426,021	516,360	623,587
Value at year 20	572,537	841,095	1,226,690

The real strength in such a portfolio comes through leverage and compounding (ask us for an illustration).

Investment Options:

3 Year Platinum Portfolio Builder:

- £32,470 plus vat
- Investor to provide £25,000 of working capital to cover deposits and other costs, with the return of this capital at the end of the term
- Investor will receive a portfolio with a MINIMUM of £80,000 of equity
- Equity is shared on a 75%/25% split, to give both parties real incentives and 'skin in the game'

18 month Platinum Portfolio Builder:

- £32,470 plus vat
- Investor to provide £50,000 of working capital to cover deposits and other costs, with the return of this capital at the end of the term
- Investor will receive a portfolio with a MINIMUM of £80,000 of equity
- Equity is shared on a 75%/25% split, to give both parties real incentives and 'skin in the game'

Your investment can be a tax deductible expense against your portfolio and therefore the fee and VAT paid can be offset against tax payable, subject to your personal circumstances and business set-up. (PPP's or your own tax advisors can assist you in determining this).



“ Create wealth and financial security through property in a passive way with one of the UK’s most trusted property companies ”

Next Steps


It is important to evaluate any kind of investment opportunity carefully – whatever the economic climate. If you would like more information, please contact us to ensure you fully understand our service and how it can benefit you. Our Investment team will be pleased to answer any initial questions you may have over the telephone.

We organise a regular programme of free investor events and Discovery Days; you can find out more by visiting our website. We insist on meeting all of our investors, because we want to ensure it’s the right step for all parties and know from experience that you will have lots of questions and may even want to involve family in your decision-making process.

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“ We saw this was an opportunity to acquire a portfolio of properties, sourced by experienced professionals at the keenest prices, without the time involved in having to master and operate the DIY system with all the possible mistakes that are likely to be made. ”

Thomas & Kathy Clarke , PPP Franchise Partners, Tunbridge Wells