



The Portfolio Builder

www.prolificassets.com

All the fun of building your own property portfolio, without the hassle

The Portfolio Builder is the perfect product for experienced investors looking for a long-term opportunity, with more control over the performance of their investments. Rather than sitting back, this product allows you to use your own expertise to take on a more active role in the decision-making process, without getting down in the details and more mundane parts. We'll handle the refinancing process, refurbishments and sourcing tenants, so you can have more time to enjoy your returns and handle the overall investment

Key Benefits

- Establishing a long-term relationship with us throughout all the highs and lows of property investment
- Giving you an active role in the decision-making process
- You bring the capital, we'll do the hard work that you don't want to deal with
- Ideal for long-term wealth creation
- We'll deal with sourcing, refurbishments, financing, let and/or re-selling of the properties
- Your initial deposit is used to invest in multiple properties
- Have as much or as little control as you want

Who should go for the Portfolio Builder?

We welcome investors from all walks of life, and the long-term aspect of the Portfolio Builder enables us to build a special investment relationship with you over a period of years. Rather than focusing just on the investments of today, we'll work with you to focus on the long-term performance. As such, we'll work with you through all the stages of property investment. The Portfolio Builder programme gives you access to in-depth expertise and allows you to be a part of the decisions and strategy of your portfolio.

Typical Fees

Single Let - £3000 sourcing fee + 10% project management fee

HMO - £5000 sourcing fee + 10% project management fee

Commercial Conversion/Land Developments – 1.5%-2.5% sourcing fee + 10% project management fee

Lettings Management – 10% Gross rental income

Equity uplift – 50/50 split

How does it work?

Before investing with us, we'll sit down together to discuss your investment goals and ambitions. Once we have clarified your aims and formed the basis of our long-term professional relationship, we'll ask you to transfer a £5000 activation fee, so we can immediately start the process for you and begin sourcing your first assets.

Further along the process, we'll present you with a range of opportunities and discuss which projects work best for you. We'll source a wide range of different options – from HMOs, Commercial Conversions or Land Development projects, so you'll get to make the decision based on your own knowledge and preferences. The profits from investments are then re-used to purchase other properties, enabling you to build your portfolio over a period of up to seven years. Soon, you'll have a portfolio that makes your money work harder for you than ever before.

Option 1

- Set up a joint LTD company - 50% shareholders for each of us as Directors
- You loan the LTD company the capital required, which is always paid back to you
- We split any equity uplift and net rental income 50/50
- You can be as much or as little involved in the process as you like
- There is a Shareholders' Agreement in place to protect all parties

Option 2

- You purchase the property in your personal or LTD company name
- Your initial investment is always yours and paid back at some point in the future
- We split any equity uplift and any net rental income 50/50
- There is a Joint-Venture Agreement and a Deed of Trust in place to protect all parties



AT YOUR SERVICE



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CONTACT US

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