

Lesson 3 - Property Investment Made Simple

**“How I bought over
£1.2m worth of
property in less
than 80 days”**



By K Damian Qualter BA MBA

Managing Director www.BuyProperty4Less.com

How To Get The Best Results From This Lesson

To really get the best out of this lesson it is important that you print it out and keep the entire lesson together in a file for future reference. I have left plenty of space for you to make notes. **Remember that the information I am going to give you literally cost me thousands to learn.**

If you have any questions please don't hesitate to contact me directly at

damian@buyproperty4less.com

Dear Fellow Property Investor,

May I take this opportunity to thank you for subscribing to my 7 Day course

Property Investment Made Simple

Once you have read the course thoroughly you will have the knowledge of a professional property investor, and have the ability to forge your own successful investment deals.

There's a simple reason for writing these lessons which I'll tell you about later.

I started investing in property less than 5 years ago. I've made hundreds of mistakes which have cost me dearly, but luckily I have learned from those mistakes.

When I set out I had no one to advise me, or to discuss investment ideas. I learnt the hard way, but my goal was to own £1m worth of property in 5 years. Over the past 29 months I have blown that initial goal out of the water, building up a property portfolio worth over £5.5m (with over £1.5m worth of equity) from scratch. I'm not telling you this to boast, but to convince you that anyone with determination and ambition can build their own successful portfolio with minimum risk.

Through my own property investments and helping countless BuyProperty4less members to buy successfully, I have built up a wealth of knowledge on the subject of the investment property market. People who know me in the property game often come to me for help and advice, or sometimes just a second opinion about a particular deal.

Property Investing Is Simple

**"Buy the right property for the right price
in the right area"**

"If it's that simple, why isn't everyone doing it?" I hear you cry.

The reason why people don't do it is simple- they do not have the depth of knowledge about the industry with which to make an informed decision.

That is why I have decided to spill the beans and uncover some of the myths of property investing. I don't like the cliquy arrogance of the industry which has always made it difficult for the average guy/girl to get ahead.

In these lessons I'm going to teach you some of the fundamentals which other companies only discuss on their expensive courses. (I'm not knocking courses by the way, I think they're great - I happen to be a bit of a course junkie myself!)

All I ask is that you sit down and read this information thoroughly - it has the power to transform your life.

As you learnt from Lesson 2 after my first property deal I was hooked. I needed more deals, and fast.

As those who know me personally can tell you, I'm not the most dynamic of personalities. In fact, I'm pretty shy in public.

But determination can do strange things to certain people - it did to me!

In the space of the next 8 weeks I had bought a further 8 properties worth over £1.2m and with equity of nearly £200k.

"How can you buy so many properties in so short a period of time?"

The secret was to plan out the completions so that I could refinance my deposits to roll into the next deal. Most of the properties I initially bought were either complete or nearly completed. Therefore I could refinance and take out the deposits I had invested to put down on my next deal.

"Can you explain how it works?" I hear you ask.

I'll give you a real life example-

My first 2 apartments were worth £135,000 each, but I had negotiated to buy them for £121,500.

As the property was completed I had to find the 15% deposit of the nett figure of the property, (i.e. 85% of £121,500 = £18,225 per property)

I had a mortgage of £103,275

After completion I immediately had the property re-valued ready for re-mortgaging.

The property was now re-valued at £140,000. Therefore I re-mortgaged the property to 85% of its latest valuation (i.e. 85% of £140,000 = £119,000)

The re-mortgage repaid the first mortgage £119,000 - £103,275 leaving = £15,725 per property surplus.

If you remember that my initial investment had been £18,225 less the surplus after re-mortgaging. Therefore my total investment (less fees) was £18,225-£15,725 = £2,500 per property.

Therefore, I had a property worth £140,000 with a mortgage of £119,000 and equity of £21,000 all for an investment of £2500.

NB - The Property was re-valued recently at £175,000 and rents out at £750pcm.

Just think how it worked, and I was getting 15%+ discounts, which is what I now get all the time.

To build your portfolio quickly you need momentum. This can only be done if you have good brokers and an expert legal team working for you.

I have tried many, many brokers. Most are at best inefficient, and at worst a complete waste of space that can jeopardise the whole deal.

That is why my team are the best. They understand what I'm trying to achieve.

In Lesson 4 I'll explain

- **Why I have a queue of potential clients wanting to work with me**
- How to access exclusive lending rates
- **How a £500 investment made one client over £100,000 in less than 3 months**
- How to let your property fast
- **How to raise finance for your portfolio**
- How to see if any deal you are offered stacks up

Get ready to receive my next lesson tomorrow.

Happy Investing



As I'm sure you'll agree the main thing you need to make money from investing in property are the right contacts.

I can bet you that the contacts I've built up over the last 5 years are some of the best in the business.

When I started investing I knew no one and learnt the hard way, making many mistakes along the way. I have built up a small select clientele who know that to get ahead and save thousands in the process they need to have someone who has experienced it all and can handpick the prime property investment deals there are out there.

My "Dream-Team" of advisors includes

- One of the UK's leading Mortgage Brokers
- One of the UK's "Top Ten" tax advisors
- The North-West's leading law practice
- The No.1 furniture provider for BTL property
- Some of the most successful letting agents

I'd like you to answer this question:

If I could do 2 deals per year like the one I mentioned in Lesson 1 - How big a portfolio could I have in say 5 years and what would it be worth?

What figure do you get?

What difference would it make to my lifestyle?

As I mentioned earlier in this lesson I want to work with a few select clients who want to get ahead in the property business.

I do all the hard work finding you property and doing the deals. You reap the rewards.

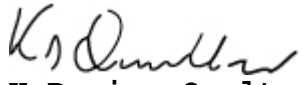
I'll personally introduce you to my dream team of advisors who I hand-picked, purely because they are the best in the business.

You'll receive each property deal exclusively via email BEFORE it hits my website. You can choose the best plots before they're snapped up by other investors.

To find out more about my platinum and platinum mentor services please click the following link below

<http://www.buyproperty4less.com/platinum-membership/>

Yours in Property

A handwritten signature in cursive script, appearing to read 'K Damian Qualter'.

K Damian Qualter BA MBA