



PROPERTY INVESTMENT GUIDES

Step-by-step playbooks from active investors

The right property deal can change everything. But finding it, analysing it, funding it and completing it without making costly mistakes requires a clear, repeatable process — one built not from theory, but from real transactions in today's market.

The playbooks in this series were developed alongside active investors who have collectively completed over 200 deals across buy-to-let, BRRRR, HMO and commercial conversions. What follows is a preview of what's inside.

WHAT YOU'LL DISCOVER

Playbook 1 · Buy-to-Let Foundations

Most first-time investors overpay, underprepare and underperform — not because they lack capital, but because they lack a framework. This playbook walks you through how to define your investment criteria, stress-test a deal against multiple rate scenarios, and build a professional team before you ever make an offer.

Inside: the 5-step deal filter used by experienced landlords to reject 90% of properties fast — available to members.

Playbook 2 · The BRRRR Method, Step by Step

Buy below market value. Refurbish to add equity. Rent to establish cashflow. Refinance to recycle your capital. Repeat. The BRRRR strategy is how serious investors grow portfolios without endlessly tying up fresh cash — but the sequencing and lender requirements are precise.

Inside: the refinance calculator and renovation cost benchmarks that make or break the numbers — members only.

Playbook 3 · HMO Investing Unlocked

Houses in Multiple Occupation can deliver yields of 10–15% gross — but they carry significant compliance obligations and operational demands. This playbook covers licencing, fire safety, room-by-room return modelling, and how to structure management so your HMO runs without you.

Inside: the council licencing checklist and room mix calculator — revealed to members only.

Why These Guides Are Different

- Written by investors who are active in today's market — not yesterday's.
- Every strategy includes a worked example with real numbers.
- Frameworks designed to be used immediately, not just read.
- Updated quarterly to reflect current mortgage products and regulation.

Get the full playbook suite — reach us at:

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