

FFT BRAVE PROPERTY INVESTMENTS

Building wealth through property investments.

Paul O'Connor, Founder

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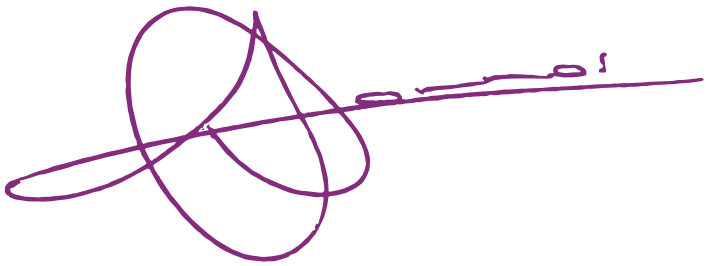
My name is Paul O'Connor and I am the founder of FFT Brave Property Investments Ltd.

I started my career in property when I left education, over 20 years ago. I began my career in Property in an Estate Agency and progressed into Property Management.

I had a real love for how buildings were constructed so I became a Building Surveyor before moving into construction where I have achieved a master's in construction becoming an accredited Project Manager along with qualifications in Finance. I have worked on and delivered large scale multi-million projects and developments.



We offer investors opportunities to start and grow their property portfolio.

My ambition is to grow my wealth through property and to leave a future legacy for my family. Having successfully built my own property portfolio and refurbished and developed property I want to help and collaborate with other people to do the same creating passive income and capital growth.

I am an astute professional focused on finding the best opportunities ensuring proper due diligence, best value, quality, cost control and project management. I believe in honest, transparent, and friendly relationships with clients and investors which form the foundations of long mutually successful business ventures together.



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Our Strategy

FFT Brave Property Investments offers property investment opportunities to Investors for short, medium and long term strategies. We are flexible and diverse in our approach to achieve the maximum returns for our investors.

There are many strategies to implement in property investing. I have listed some below however these are not exhaustive and the market is always developing with new ideas. The availability of multiple strategies helps manage risk and opportunity in a changing property market which provides constant opportunities not matter what.

Residential Buy to Let

This buy & hold strategy is the least innovative but most proven way to make long term cashflow and equity by buying common houses with good yields (cashflow) in local areas, that the majority of tenants would want to live in & can afford.

Buy to Sell

Buying, refurbing and selling property is known as trading and those who use this strategy are referred to as 'traders' rather than 'investors'.

If you are looking for bigger 'lumps' of cash in the short term, larger scale projects or you want the maximum return on time invested (when exchanging time for money) then flipping can fit your strategy & vision. It's viability depends on market conditions (easier to flip in growing market), but professionals can flip property through the entire cycle

Commercial Buy to Let

Buying large commercial buildings & renting out office space to business professionals on FRI (full repairing and insuring) lease.

The main benefit of commercial letting is the leaseholder has all the responsibility to insure and maintain the property whilst they occupy it unlike Residential. The running costs are lower and the gross rental yields are higher

Rent to Rent

Also known as sub-letting or corporate letting. You rent an 'HMO-able' property from a Landlord on a single let basis, and then 'HMO' it yourself, renting out multiple rooms with a management agreement.

You create all the cash flow of an HMO, yet you don't buy it. No deposit needed. No big upfront costs, just small refurb costs.

Commercial to Residential Conversions

With new relaxed planning laws, a specific niche opportunity has opened up. Commercial (B1) property (offices) are now much easier to covert into residential (C3) flats.

Previously planning applications, section 106 contributions (taxes), affordable housing and other restrictions meant only seasoned developers could make any margin out of this niche.

Profits are there in the 'change of use,' either holding the flats for rental income of selling/flipping them on for a more immediate profit.

House of Multiple Occupancy (HMO)

Instead of letting the property by the house or flat to one family tenant, you let out individual rooms to increase the income, cashflow & yield.

The more rooms you can carve out of the unit, the higher the income.

Real Estate Investment Trust

A real estate investment trust (REIT) is a company that owns, operates, or finances income-generating real estate.

Modeled after mutual funds, REITs pool the capital of numerous investors. This makes it possible for individual investors to earn dividends from real estate investments—without having to buy, manage, or finance any properties themselves.

Assisted Sales

An Assisted Sale (AS) is an extremely flexible property strategy and one of the best bits about this type of deal is that everyone can benefit.

A deal is packaged up with the seller of a property and the profits are split with the investor.

Property Lease Options

Rather than buying a property and needing the big deposit, you take an option to purchase it.

You take control of it through an option that excludes all other potential buyers, giving you the right but not the obligation to buy it, but you don't 'pay' for it until you 'complete,' which could be many years down the line. A great way to generate significant cashflow with limited funds.

Delayed Completions/ Instalment Contracts

A variation on an option where you exchange on a property, thereby negating the risk of lost refurb costs.

Once you exchange, you basically own it, but you can then 'delay' completion, or own in 'instalments' over a period of time, often many years.

Serviced Accommodation

Alternative to staying in hotels which provides more of a home experience on a nightly basis and where it provides a higher yield and return on investment.

These are modern day fully furnished boutique's and are becoming very fashionable for owners and guests for short and long term stays.

Buy, Refurb, Refinance & Rent

The buy, refurbish, refinance strategy is a great way of building a large property portfolio quickly.

By adding value to a property through refurbishment landlords are able to re-mortgage and recycle their original deposit to buy further properties

Build to Rent

The process of buying land, building houses with the intent of renting or holding for the long term.

Supports the government housing strategy with government backed incentives. The tenancy agreements can be longer offering better security, rental income and capital growth.

Joint Ventures

By entering a business arrangement to pool resources to deliver investment opportunities to the mutual benefit of all parties.

It may be you have land but not the expertise to fund and build out or you may the funds but not the opportunities.

Investment Approach

Our experienced team ensure full and thorough due diligence is undertaken providing our investors with the best investment opportunities. We look at the details as follows.

Property	Type, Storeys, Total Floor area, Rooms, external space, condition
Property History	Date first listed, Price drops, Last sale and for how much
Capital Value	Assess the area for the same types of properties. Understand value ranges based on condition.
Previously sold	Assess the area for the sale prices of the same type of properties
Local knowledge	Speak to estate agents, letting agents, solicitors, neighbours
Rental	Current market rents, comparable and historical rents
Rental yields	Understand the yields based on condition i.e. Best, Average and Worst.
Location	Rent to owned ratio, economic activity, transport links, social grade, education and qualifications, ethnicity, crime

We have a Project Management Team who will Initiate, Plan, Execute, Monitor & Control, Communicate through to Completion.



If you are interested in investing in property, expanding your portfolio or looking for alternative strategies then find out how to apply to take advantage of some of our opportunities.

Book your call now

Property Advice

We offer free no obligation impartial advice on all things related to property. From sourcing the right investment properties, how to build a portfolio to what returns on investment can you expect.

We can advise on the best method of financing a property investment from Cash Buying, Buy to Let or Bridging Finance.



We are here to help so why not schedule a call

Book your call now

Portfolio Building

We provide a completely handsfree Portfolio Building Service which provides investors with the ability to build passive income and capital allowing them to grow their wealth through property whilst enjoying their lives.

We source properties which provide the greatest Return on Investment to their agreed criteria fully supported by us.

Property Sourcing

Property sourcing is the process by which we find, negotiate, and present property investment opportunities to Investors to purchase.

Property sourcing involves strategic marketing and networking providing access to the best investment opportunities available. The properties we source will be a mixture of on and off-market. The majority of our investment opportunities do come from off-market direct to vendor leads which come from a well-developed marketing plan. It is worth considering properties on the market make up less than 20% of the UK market so there are plenty of property opportunities off-market.

Time and knowledge are key factors why Investors use property sourcing. They have the money to invest but do not have the time and some may not have the knowledge to find properties but they know it is one of the best asset classes for return on investment. The investor does not have to find the property, undertake the viewings, conduct the due diligence to work out ROI and go through the conveyancing process which all takes considerable time which is where we come in.

Due diligence is the major ingredient to the success of an investment opportunity. We will present the property investment with all the important details of the investment. These are listed below although these are not exhaustive: -

- Investment Strategy
- Property description
- Location
- Current market price
- Purchase Price (normally below market value)
- Acquisition costs
- Refurbishment Costs
- End Market Value
- Investment Required
- Return on Investment

Fixed Term Returns

We offer fixed term investment returns from 1-10 years providing a completely hands-free service.

All our investments are in bricks and mortar giving you the security your investment is backed by an asset. We provide competitive interest rates and flexible terms.

Example

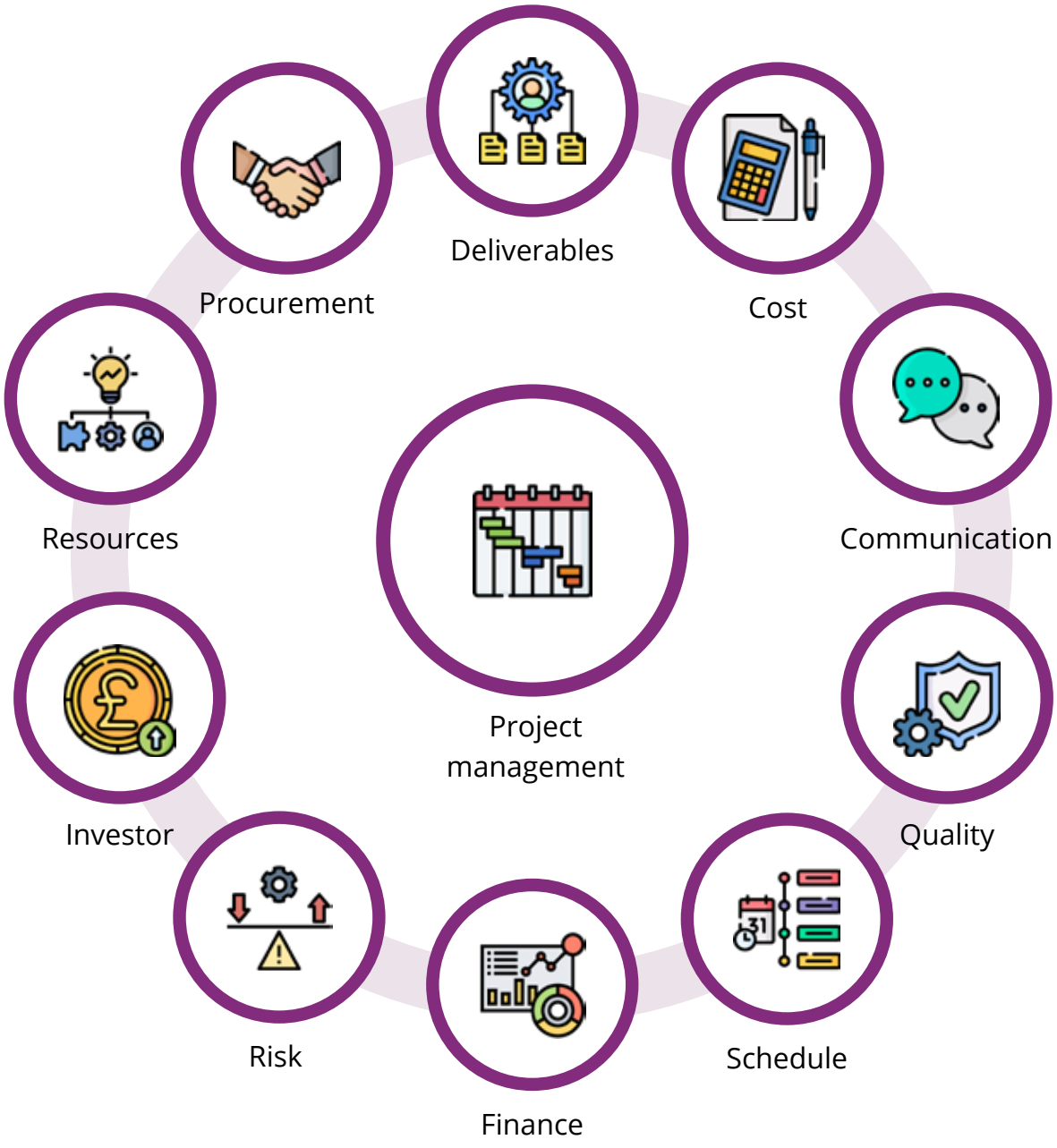
Investment	**£500,000**
Term	**5 years**
Interest only rate per annum	**10%**
Return on Investment per annum	**£50,000**
Total return on investment	**£250,000**

Project Management

There is a lot to do when investing in property and it takes time, organisation, skill and expertise.

We provide full Project Management taking all the hassle out of property investing. We will source the property, arrange the purchase, refurbish and sell / rent and undertake the ongoing management.

We have qualified and experience Project Managers and the team to deliver from solicitors, finance brokers, architects, engineers, building contractors and many more.



Joint Venture

We will happily partner with you if the fit is right to joint venture (JV) by entering a business arrangement to pool resources to deliver investment opportunities to the mutual benefit of all parties.

It may be you have land but not the expertise to fund and build out or you may the funds but not the opportunities.



If you are interested and want to discuss further then why not schedule a call

Book your call now

Onboarding Process

1. Initial Consultation
We arrange an initial call or meeting to introduce ourselves and discuss your investment goals and criteria. We will immediately begin building our relationship. This allows us to decide quickly if we can work together. The key to success is the ability to work together honestly and transparently. We, honestly, do not work with every investor.

2. Investment Questionnaire
We will issue our investor questionnaire following the initial consultation. This allows us to gather more specific information about your criteria so we can create and agree your investment plan.

3. Verification
We operate to the highest standards of compliance so if you are happy to proceed we will go through Anti money laundering to verify your identity and proof of funds along with issuing the mutually agreed terms and conditions.

4. Qualification
The final stage of onboarding will be to pay the non-refundable fee of £150 to become a qualified investor with us.



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Get in touch and find out more.

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