

## Important Notice

The content of this promotion has not been approved by an authorised person within the meaning of the Financial Services and Markets Act 2000. Reliance on this promotion for the purpose of engaging in any investment activity may expose an individual to a significant risk of losing all of the property or other assets invested.

The communication to which this material relates is exempt from the general restriction in Section 21 of FSMA on making financial promotions to members of the public where the promoter is not an authorised and regulated person for the purposes of FSMA on the basis that it is made to and only to certain groups who are exempt within the meaning of the FPO and/or COBS namely

The included information is for illustrative purposes only and to proceed you must be able to declare that you qualify as an eligible investor and meet one of the following definitions below.

**High Net Worth Individual:** I have an annual income of more than £100,000 or savings of more than £250,000 and I understand my capital is at risk if I invest.

**Sophisticated Investor:** I have previous experience of similar investments or other alternative investments and I understand my capital is at risk if I invest.

**Investment Professional:** Authorised persons, persons who are exempt in relation to the promotion of investments of this nature or persons whose ordinary activities involve them investing in unregulated schemes.



ElidorProperty



*Property Investment Specialists*

# Elidor Property – Cashflow Generator

## Build your own Cashflowing Property Portfolio without all the hard work

The Elidor Property Cashflow Generator is ideal for those who are looking for a long term opportunity with either a hands-off or more hands-on approach to the property investment business. It allows you to take a more active role in the decision-making process without having to get involved with the time-consuming elements such as property sourcing, refurbishments, refinancing and sourcing tenants.

The average time frame for this option is between 5 and 7 years, depending on your personal goals and aspirations.

Due to the level of growth we are expecting to work to, the minimum Investment level is £200,000. The ideal investment level is £500,000 plus to enable further growth at a faster pace.

### Your Key Benefits:

- Long term relationship with Elidor Property
- You have a role in the decision-making process if you wish
- You invest the money, we do the work
- Long term wealth creation
- Asset Backed Investments
- Long term appreciation
- We source, refurb, finance, let and/or re-sell the property
- Your initial deposit is recycled to buy multiple properties
- Full access to our network of key contacts and resources
- Be as hands-on or hands-off as you like
- Set up and purchase as a Limited Company (LTD) together with Elidor Property

We welcome all our investors into the Elidor Property family, but the long term nature of the Cashflow Generator enables us to develop a special bond with you over the years. It is just as much about building a fruitful long term relationship as it is about developing properties, and we'll be there to hold your hand through every stage of the process.

Joining the Elidor Property Cashflow Generator programme gives you access to a wealth of knowledge and expertise, as well as enabling you to take an active role in what we do with your investment.

### How it Works

Before you invest, we will establish your long term goals and discuss your investment motivations. Once you are happy to move forward, you will pay Elidor Property an Activation Fee

in advance (detailed on Page 3) so we can get to work for you and begin sourcing your first investment. In the unlikely event that we haven't found something suitable for you within 60 days you'll get the Activation Fee refunded back to you, however should you pull out before the end of the 60 days period we retain the Activation Fee.

During the application process, we get to know you and decide if we would like to work with you for the long-term. We get to know your desires, goals, needs and tailor this to our joint Business Plan which details exactly how we are going to build the cashflow and which specific strategies we will be using.

We will then present you with a range of opportunities and discuss which projects work best for you and the plan - these could be Single Lets, Houses of Multiple Occupancy (HMOs), Serviced Apartments, Commercial Conversions or Land Development (Build to Rent) projects.

The profits along with your initial investment capital are then recycled to purchase other properties, continuously adding value and recycling funds to enable us to build a larger portfolio over a period of up to seven years.

**Example:**

<b>CASHFLOW GENERATOR</b>	
<b>INVESTMENT</b>	<b>£300,000</b>
<b>TERM</b>	<b>60 MONTHS</b>
<b>ASSET VALUE</b>	<b>£3,750,000</b>
<b>CASHFLOW</b>	<b>£5,000 PCM</b>
<b>ANNUAL APPRECIATION</b>	<b>£56,250 PA</b>

A breakdown of how the structure works is below:

### Typical Structure

- Set up a joint venture (JV) Limited Company (LTD) with Elidor Property
- You are 50% Share Holder (SH) and Elidor Property is a 50% SH
- You are a Director and we are also Directors
- You loan the LTD the capital required. (This capital is always paid back to you in the future).
- We do all the work from sourcing, project management, lettings and instructing our key contacts (Finance Brokers [if needed] or Solicitors for example).
- We split any equity uplift 50/50
- We split any net rental income 50/50
- Be as hands-on or hands-off as you like
- **There is a SH Agreement in place to protect all parties**

### **Why Choose the Elidor Property Cashflow Generator**

The benefit of the Elidor Property Cashflow Generator is that we do all the hard work for you while you sit back and watch your money grow, but you still have a say in how we invest. Our network of key contacts and resources consists of solicitors, finance specialists & expert contractors and we have a lettings team to manage all aspects of leasing the property and sourcing residents, these resources will be at your disposal should you decide to move forward.

**For further Information on the Cashflow Generator  
Scheme contact Elidor Property, no obligation on 01656  
714748 or email [contact@elidorproperty.co.uk](mailto:contact@elidorproperty.co.uk)**