

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 – Profit Generator

Building your cash pot with little effort

This option focuses on specifically creating profit by utilising property investment strategies that require us to acquire great opportunities with the ability for us to add value.

The main options we focus on to generate profit are: Conversions, Land Developments, Flips, Planning Uplift and Title Splitting.

A Simple explanation of how Profits are made is that if we acquire a large commercial building and split that into individual units, gaining planning permission to change to Residential use, and sell those on for a higher amount than the original acquisition, construction costs, professional costs and all other associated costs, we will be left with a profit.

It has a pre-determined exit of under two years and generally requires larger portions of capital. The art of generating profit in property is to source great value deals, buy low and sell high for a relatively sizeable profit.

Your Key Benefits:

- You invest the money, we do the work
- Twelve months to five year investment programme
- Ideally suited to larger sums of capital. (£200,000 +)
- Profits are split 50/50
- You get all your initial investment capital back
- Full access to our network of key contacts & resources
- Set up as a limited company on your own or with Elidor Property
- Opportunity to learn the process and strategies in-depth for residential flips, commercial conversions, planning uplift, title splitting and land development projects.
- Different contractual agreements available

The Elidor Property Profit Generator is ideal for anyone who has larger amounts of money to invest and wants to generate a greater return on investment. This strategy is particularly popular with high net worth individuals, sophisticated investors, business angels and company Directors who understand business and are attracted to large-scale, exciting new projects.

How it Works

We'll work closely with you to establish your long term goals and your motivations for investing, we will establish exactly what you are looking for and once you are satisfied you then pay us an Activation Fee (detailed on Page 3) to find the perfect opportunity for you.

Our service is tailor made to suit you and we work with you on a one-to-one basis providing you with the highest level of service and commitment. The property will be Acquired direct with Elidor Property, with the relevant legal and accounting set-up in place to confirm your interest and terms.

Once we find the investment deal most suitable for you we share our data-files and start the process by introducing you to our key contacts including Solicitors, Contractors, Finance Brokers (if required) etc.

The Profit Generator works on the same principle as the CashFlow Generator but the asset is typically liquidated to realise the profit. Profits are split at an agreed shareholding, depending on investment and scheme, but you'll receive all of your original investment back. As this option requires a larger initial investment you can expect potentially significant returns.

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. We are happy to provide any further clarification you may require on the Activation Fee and our Terms.

EXAMPLE:

PROFIT GENERATOR	
INVESTMENT	£300,000
TERM	18 MONTHS
PROFIT SHARE	£100,000
ROCE	33%

Why Choose ELDOR PROPERTY Buy to Sell?

If you like to get your teeth into exciting new projects and you are serious about property development, the Elidor Property Profit Generator is a good opportunity to potentially see significant return on your investment. You'll have full access to our network of key contacts who can take care of all the legalities and practicalities whilst we get to work on making your money work really hard for you.

**For further Information on the Profit Generator Scheme contact
Elidor Property, no obligation on
01656 714748 or email contact@elidorproperty.co.uk**