



Investor Welcome Pack: Property Revitalization Fund

The OnlyOneKelsi Group

(6 Page Document)

Page 1: Executive Summary & The Investment Opportunity

Welcome to the Future of UK Property Investment! (Limited Spaces

Available!)

The **OnlyOneKelsi Group's Property Revitalization Fund** offers investors high-yield, fixed-term returns while actively addressing the critical UK housing crisis. Our investment model is completely **stress-free** for you: **we do all the work** to make your investment profitable and **create wealth** on your behalf. We are committed to investing your money into the **right areas** to maximize both social impact and financial return, with a proven track record of success. Due to our commitment to personalized service and current business size, we have **limited spaces** for new investors. We plan to **double our investor capacity in 2026** and offer nearly **500 investor opportunities by 2030**. **Grab this opportunity before they are all taken!**

Feature	Details
New Investment Tiers	Short-Term (12 Months) and Long-Term (1-5 Years) options available.
Short-Term Minimum	£100,000
Long-Term Minimum	£10,000
Core Guarantee	Investment Principal and Interest are Guaranteed.

Page 2: The Core Problem: UK Housing Crisis & Our Solution

The Crisis: Empty & Unfit Homes

The UK housing market is in a critical state. While demand for quality housing is soaring, vast residential stock remains out of use or in disrepair. This is the opportunity we target.

Crisis Statistic	Detail
Empty Homes	Over 676,000 residential properties are officially registered as empty across the UK (England, Wales, Scotland, and NI).
Unfit Housing	Millions more homes are classified as non-decent (not meeting minimum living standards), often requiring significant capital to become habitable.
Our Target Market	The OnlyOneKelsi Group specifically targets these long-term empty and non-decent properties, typically acquired at a deep discount due to their condition.

Our Solution: Strategic Flip for High Returns

Our mission is simple: **Turn vacant liabilities into vibrant assets.**

We acquire rundown properties, execute swift, high-quality revitalization, and resell them. This

strategy achieves three goals:

1. **Creates New Housing Supply:** We bring structurally sound, modern homes back into the market.
2. **Maximizes Returns:** We strategically invest in the **right areas** (e.g., areas undergoing regeneration, commuter hubs, or high-demand pockets) to maximize the resale value and thus, your return.
3. **Community Revitalization:** We improve local housing stock and neighborhood value.

Page 3: The Investment Mechanics & Financial Model

Stress-Free Investment: We Do the Work, You Create Wealth

The **OnlyOneKelsi Group** handles 100% of the investment process, making this a truly passive, **stress-free** way for you to build wealth:

1. **Sourcing & Acquisition:** We identify and negotiate the purchase of discounted properties.
2. **Revitalization Management:** We manage all contractors, materials, and local authority requirements.
3. **Strategic Exit:** We manage the sale of the revitalized property for maximum profit.
4. **Wealth Creation:** Your principal and compounded interest are returned to you, **creating wealth** without you lifting a finger.

Scalable Returns: Bigger Investment, Bigger Projects

We invite you to **grow with us** as we build the Number 1 property investment company. The size of your investment directly impacts the scale and potential profitability of the projects we can undertake:

- **£100,000 - £250,000 Investment (Short-Term):** Funds highly liquid, quick-turnaround flips to maximize speed and efficiency.
- **£100,000 - £200,000 Investment (Long-Term):** Funds medium-sized projects, leading to **larger potential profits** for the fund.
- **£500,000 - £1,000,000 Investment (Returning Investors):** Unlocks our most profitable, multi-property developments or complex commercial-to-residential conversions. **The more you invest, the more compounded interest and money you make from these larger projects.**

Page 4: Investment Options & Financial Projections

Payout Schedule Clarity

The date your funds are **received into our business account** officially marks the start of your investment term. Your interest and principal payments will be due on that exact date, one year later (for Short-Term) or annually (for Long-Term). **We will confirm this start date immediately via email or call.**

Short-Term Opportunity: The Quick Flip

This option is for investors seeking a **quick return** with a defined 12-month exit.

Investment Term	Interest Rate (Simple)	Minimum Investment	Payout
12 Months	11%	£100,000	Full amount + 11% paid 12 months from payment received date.

Long-Term Options: Compounding for Wealth

Interest is paid out annually on the anniversary of the date your payment was received.

Investment Term	Annual Compound Rate	Projected Final Value £100k	Total Return on Capital
1-2 Years	15%	£132,250.00	32.25%
3 Years	18%	£164,303.20	64.30%
5 Years	20%	£248,832.00	148.83%

Proof in Property: Case Studies & Performance

Our model consistently generates gross profit margins of **50% or more** on completed projects. This robust profitability is what allows us to confidently **guarantee your high, fixed annual returns**.

Project Type	Initial Cost Acquisition + Reno	Sale Price	Gross Profit Margin	Project Duration
Terraced Flip (Midlands)	£150,000	£225,000	50%	6 Months
Semi-Detached Revitalization (North)	£210,000	£315,000	50%	7 Months
Multi-Unit Conversion (Commuter Hub)	£400,000	£650,000	62.5%	10 Months

Page 5: Investment Security & Risk Mitigation

The Ultimate Security: Guaranteed Principal & Property Asset Protection

The **OnlyOneKelsi Group** wants you to feel 100% safe. Your investment is protected by two powerful measures that will be legally drawn up in your contract:

1. **Guaranteed Return:** We guarantee to pay the specified principal and the full compounded interest at the end of your fixed term.
2. **Property Asset Protection Clause:** Should the fund encounter any financial problems or difficulties, the specific property assets your capital helped fund will be assigned as collateral in your contract. **This asset protection ensures your money is safe and secured by tangible property.**

Security Layer	Description
Core Guarantee	The Investment Principal and Fixed Interest are guaranteed by the fund.
Asset Protection	Specific property assets are legally linked to your contract for 100% security against fund

Security Layer	Description
	default.
Strategic Location	Focus on <i>right areas</i> minimizes risk of stagnant valuations and increases the speed and margin of sale.

Risk Mitigation Strategies

Risk Factor	Mitigation Strategy
Market Fluctuation	Profit is driven by value addition (renovation) in high-demand areas, not purely market appreciation.
Renovation Overruns	Use of pre-vetted, fixed-price contractors and a 10% contingency budget on all projects.
Liquidity/Time Risk	Staggered project pipeline ensures capital is continuously recycled, securing funds for interest payments and maturity payouts.

Page 6: Legal, Tax & Contact Kelsey Today! 📞

ATTENTION: LEGAL AND FINANCIAL DISCLAIMER

This document is for marketing and informational purposes only. It is **NOT** a legally binding offer or contract.

LEGAL WARNING: To create a legally enforceable and "watertight" agreement that includes the **Property Asset Protection Clause**, you **MUST** seek independent legal counsel. The official terms, conditions, and regulatory compliance will be contained in a separate, legally drafted **Term Deposit Agreement** that supersedes any information contained herein.

TAX WARNING: The income you make on this investment is **generally subject to tax**. We do not provide tax, legal, or financial advice. We strongly recommend that all potential investors **speak to your accountant or financial advisor** before making an investment decision to understand the tax implications specific to your personal circumstances.

Investment Tiers and Limits

Investment Tier	Term	Minimum Investment	Maximum Investment
Short-Term Flip (New)	12 Months	£100,000	£250,000
Long-Term Compounding (New)	1-5 Years	£10,000	£200,000
Returning Investor	1-5 Years	£10,000	£1,000,000

Contact Kelsey Today to Invest

Don't miss this opportunity! Our spaces are limited, and we expect to fill them quickly. Join the **OnlyOneKelsi Group** now and secure your financial future while helping solve the UK housing crisis.

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