

PROPERTY INVESTMENT PARTNERSHIP AGREEMENT

1. PARTIES

- Party A (Capital Provider): John Doe
- Party B (Operational Partner): Billy Currington

2. PARTNERSHIP PURPOSE

The purpose of this partnership is to acquire, renovate, and sell residential property in England with a targeted 7-month investment horizon.

3. CAPITAL CONTRIBUTIONS

- Party A shall provide 100% of the capital required for:
 - Property acquisition
 - Renovation and refurbishment costs
 - Associated legal and transaction fees

4. OPERATIONAL RESPONSIBILITIES

Party B shall be responsible for:

- Property acquisition
- Due diligence
- Market analysis
- Negotiation of purchase
- Project management
- Contractor coordination
- Sale preparation and marketing

5. PROFIT DISTRIBUTION

- Total net profits shall be split:
 - 80% to Party A (Capital Provider)
 - 20% to Party B (Operational Partner)
- Net profit defined as sale proceeds minus:
 - Original purchase price
 - Renovation costs
 - Transaction fees
 - Sales commissions

6. EXIT STRATEGY

- Target investment hold period: 7 months
- Exit method: Property sale on open market

- Decision to sell requires mutual agreement

7. RISK ALLOCATION

- Party A bears financial risk of capital investment
- Party B bears operational execution risk

8. TERMINATION CONDITIONS

- Partnership automatically terminates upon:
 - Successful property sale
 - Mutual written agreement
 - Failure to complete project within 12 months

9. DISPUTE RESOLUTION

- Initial resolution through good faith negotiation
- Binding arbitration if negotiation fails
- Arbitration to be conducted in [Nearest City Jurisdiction]

10. CONFIDENTIALITY

Both parties agree to maintain confidentiality regarding partnership details and financial information.

11. AMENDMENTS

- Modifications require written consent from both parties
- All amendments must be signed and dated

12. GOVERNING LAW

This agreement shall be governed by the laws of England and Wales.

SIGNATURES

Partner A Signature: _____ Date: _____

Partner B Signature: _____ Date: _____

WITNESSES

Witness 1 Signature: _____ Date: _____ Name: _____
Address: _____

Witness 2 Signature: _____ Date: _____ Name: _____
Address: _____