



SURREY PROPERTY EXCHANGE

Welcome to our property forum – a place to connect, learn, and share ideas with like-minded people. Whether you're an investor, landlord, developer, service provider or just starting out, this is an opportunity to build knowledge, spark ideas, and grow your network. Ask questions, offer advice, and take something valuable away. **The more we share, the more we grow.**

Monday 10 March 2025
Holiday Inn, Guildford
Doors open 6:00pm

AUCTION SPECIAL – TONIGHT'S PANELLISTS



David Sandeman
El Group

Paul Ribbons
Property Trader

Olivia Boulting
Auction House

Scott Hendry
Together Money

Jay Howard
Property Trader

SURREY PROPERTY EXCHANGE





Host – Lisa Oliver

Spring is in the air, bringing longer days, fresh energy... and of course, a Spring Budget to look forward to (or not!). But tonight, let's focus on something far more exciting – our **Auction Special!**

This evening, we've gathered some of the most experienced names in the auction world for a panel discussion packed with valuable insights, market trends, and expert strategies. Whether you're an auction pro or just starting out, this is your chance to gain real-world knowledge and ask the questions that matter.

Meet our expert panel:

- **Olivia Boulting** – Regional Manager & Auctioneer, Auction House. Leading teams across the Southwest, Olivia advises clients on buying and selling all types of property investments.
- **Paul Ribbons** – Property Trader, author of 'Hustle Your Way to Property Success'. With over 900 deals in 30+ years, Paul actively trades and uses auctions as a key exit strategy.
- **David Sandeman** – Founder, Essential Information Group (EIG). A barrister and auction expert, David provides deep analysis on trends, strategies, and opportunities.

- **Jay Howard** – Property Trader, author of 'Before the Hammer Falls'. An auction pro since 2002, Jay has advised on multi-billion-pound trusts and London auctions.
- **Scott Hendry** – Director of Auction Finance, Together Money. With over a decade in property finance, Scott specialises in tailored funding solutions for auction investors.

Why network consistently?

Success in property isn't just about knowledge – it's about connections. Make this meeting a firm fixture in your calendar to build valuable relationships, gain fresh insights, and stay ahead. If you leave having learnt something new, met someone interesting, and had a great time, then it's been a night well spent.

Surrey Property Exchange Club

Now in its third year, our club membership continues to go from strength to strength. If you've not joined yet, you're very welcome! A summary of membership benefits can be found on page 7 and on the SPE website.

Looking Ahead

Thank you for joining us! We hope you found the evening insightful and enjoyable. Mark your calendar for Monday 14th April 2025 – this time, we're bringing you two fantastic speakers. I always say it, but trust me, you won't want to miss this one!

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Meet the Team



Lisa Oliver



Claire Williams



Ruth Gazzelloni



Graham Faulkner



Mithila Rollings



Paul Watson



Carol Watson



Ophelia Ashitey



Pilar Walteros

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Graham Faulkner
Branch Director



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MEMBER OFFERS OF HELP AND CONTACT DETAILS

Claire Williams
07533 818415
claire@apollopropertyprojects.com

My strategies are Commercial to Residential Conversions, Commercial Lettings. I have also done Serviced Accommodation and Rent2Rent. I'm very happy to chat over coffee and share knowledge and experience. Always interested in new opportunities.

John Cox
07973 309125
john@ideastorunwith.com

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Lisa Oliver
07592 434498
lisa@weareideal.co.uk

Together with my business partner, Mithila, we help landlords with the complex and ever-changing world of HMO lettings and management and also offer consultancy services through our specialist agency. We also invest in high cash flowing HMO properties in the south of England working with private investors to create win-win outcomes.

Graham Faulkner
07921 255815/01306 406506
graham.faulkner@ewemove.com

It's easy to fall foul of the mire of constantly changing legislation. I am well placed to help guide landlords in being a Sales and Letting agent within a large franchise network, as well as a property portfolio landlord myself.

Ophelia Ashitey
07838 381665
ophelia@otkpropertysolutions.com

I can help with electrical building services designs. Happy to share information and experiences on R2R in Guildford and to learn about HMOs and funding.

Pilar Walteros
07956 501082
info@mintspaces.co.uk

I can help you design/style your properties to rent, and I have R2R experience. I am a certified Wealth Dynamics Flow consultant. A WD debrief can help you understand your natural flow, and clarity on how to achieve it in your entrepreneurial journey.

Rory O'Mara
07747 616661
info@closedbridgingfinance.com

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SURREY PROPERTY EXCHANGE

is held at the Holiday Inn, Edgerton Road, Guildford. GU2 7XZ
on the second Monday of every month.

BOOK YOUR PLACE ONLINE

at www.surreypropertyexchange.co.uk

Early bird tickets are £29 if booked before
the end of the month prior to the event.

Standard per-event tickets are £32

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You are duly informed of your consent, waiver and release in entering the event.

Joint Ventures: Please do your own due diligence before embarking on any kind of joint venture with anyone. Apart from your own personal efforts, references to the following websites may be of help in understanding the current FCA legislation on Joint Ventures and also provide lots of valuable advice.

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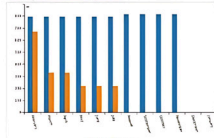
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Monthly Income and Expenses



Average monthly income: £22,000
 Average monthly cost: £10,000

Current monthly cost: £10,000
 Average monthly expenses: £10,000
 Current monthly profit: £12,000

Portfolio Value



Current Occupancy



Expenses



Occupancy Rate



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