



**Richard
Simmons**

Good evening and welcome!

- With autumn now upon us, and the property market back in full swing after the summer holidays, it's important to grasp the opportunities that are in front of us before things slow down leading in to the Christmas period.
- Two opportunities on offer tonight revolve around commercial property. In our 90 minute afternoon workshop, John Dudley will provide an in depth perspective of the creative strategy he has devised around leased commercial property in buildings that are for sale on the open market.
- Taking on a commercial to resi project throws up many challenges – some can be foreseen but many are not...! The chance to hear first hand tonight from Mithila Rollings-Kamara about what she faced and had to overcome, will be invaluable to those of us contemplating similar opportunities.!
- It's good to welcome back Phillip Russell tonight and hear more about the cutting edge developmental work he is undertaking

with partners in the Czech Republic to change how we design and build in the UK.

- Our monthly deal clinic session will operate at 6.00 this evening in the foyer. With your support, it's offered to provide help and advice for any of us needing some extra guidance on property deal challenges faced.
- We hope to have some more hot deals from the surrounding area for you to evaluate this evening. Why not grab the opportunity yourself next month? Just make contact with Claire Williams or myself by lunchtime on the day of the event and the floor is all yours...!
- Our Surrey Property Exchange club membership programme has now been running for over 18 months, and is going from strength to strength – you are very welcome to join if you have not done so already! A summary of the benefits of membership can be found on page 7 and on the home page of our SPE website.
- Thanks for your support this evening, which we trust has been both enjoyable and a real help to you in your own property journey. We hope you are able to join us next month on Monday 11 November..!

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Meet the Organising Team Members



Richard Simmons



Claire Williams



Ruth Gazzelloni



Graham Faulkner



Lisa Oliver



Paul Watson



Carol Watson



Ophelia Ashitey



Pilar Walteros

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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.

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.

John Cox
07973 309125
john@ideastorunwith.com

Focusing direct to vendor and securing planning permission for sites from £250k - £20m gross development value. Experienced in low value high yielding properties in Scotland, flips, and other creative methods. I can also help individuals or companies through my finance and insurance brokerage.

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.



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Richard Simmons
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richard@propertyafreshstart.co.uk

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Rory O'Mara
07747 616661
info@closedbridgingfinance.com

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Pilar Walteros
07956 501082
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www.gov.uk/stamp-duty-land-tax - Check the costs and rules governing stamp duty and tax.
www.gov.uk/search-property-information-land-registry - Check on ownership/titles/plans/restrictions etc at Land Registry.
www.propertychecklists.co.uk - Good site for what's happening on UK property scene.

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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.

www.fca.org.uk


www.propertytribes.com

www.propertyfortress.com



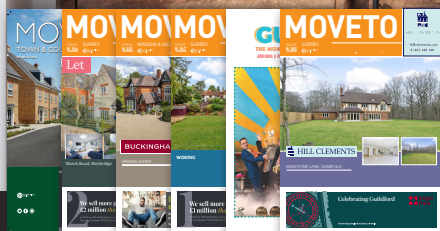
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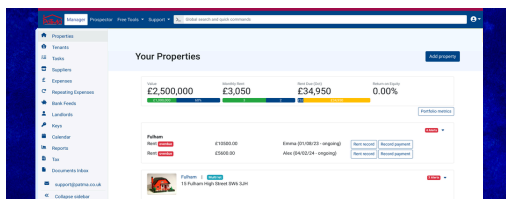
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