



Welcome to our property network forum, open to anyone and everyone interested in property, to share knowledge and information, gain new ideas and motivation and to offer advice.

An open, interactive networking environment can only help to create a **WIN:WIN** result for all of us!

**Monday 9 September 2024**  
**Holiday Inn, Guildford**  
**Doors open 6:00pm**

TONIGHT'S MAIN SPEAKER  
**JOHN DUDLEY**



John Dudley has devised a novel strategy around the acquisition of commercial property with tenants in situ. It has been tweaked and improved over time to become a powerful investment tool that can be utilised by virtually all of us.

The low financial barrier setting for entry, together with the relatively quick turnaround time to exit the buying process,

makes the opportunity both very appealing and a terrific way to enter the world of commercial property.

John will give us an insight into what it's all about and how to do it, so his presentation tonight is definitely one to take in and follow up, as the opportunities are around us in every high street and beyond...!!

# SURREY PROPERTY EXCHANGE





**Richard  
Simmons**

## Good evening and welcome!

- I hope you have enjoyed a good break, if you joined the millions who have been away on holiday during August! It is good to have you with us this evening for what promises to be another very good event!
- A warm welcome is extended to John Dudley who makes the transition from participant to main speaker tonight! John has created an innovative strategy around commercial property over the past few years and it is being launched on a formal presentation basis this evening for the first time. John's strategy makes the ownership of commercial property attainable to virtually all of us, with the back up of his support team of experts.
- Following the success of the new time slot and format, our monthly Deal Clinic session will continue at 6.00pm this evening. With your support, we hope to run this session every month in an effort to provide help and advice for any of us, when 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 14 October..!



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Graham Faulkner  
Branch Director



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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](mailto:claire@apollopropertyprojects.com)

My strategies are Commercial to Residential Conversions, 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](mailto: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](mailto: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@otkpropertiesolutions.com](mailto:ophelia@otkpropertiesolutions.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.

**Richard Simmons**  
**07894 645181**  
[richard@propertyafreshstart.co.uk](mailto:richard@propertyafreshstart.co.uk)

Always keen to work with investors on a variety of projects in Surrey and on the East Sussex coastline. The top priorities are to add value and create desirable homes, provide win-win solutions, achieve good returns and have fun along the way!

**Rory O'Mara**  
**07747 616661**  
[info@closedbridgingfinance.com](mailto:info@closedbridgingfinance.com)

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**Pilar Walteros**  
**07956 501082**  
[info@mintspaces.co.uk](mailto: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.

## USEFUL PROPERTY WEBSITES

[www.spareroom.co.uk](http://www.spareroom.co.uk) - best source for room rent info and tenants

[www.gov.uk/stamp-duty-land-tax](http://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](http://www.gov.uk/search-property-information-land-registry) - Check on ownership/titles/plans/restrictions etc at Land Registry.

[www.propertychecklists.co.uk](http://www.propertychecklists.co.uk) - Good site for what's happening on UK property scene.

Non-Members  
£32 per event  
£192 - 6 months

Members  
£24 per event  
£144 - 6 Months

Pay per event



Ticket price savings every month



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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.

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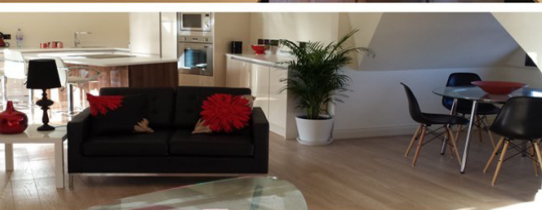
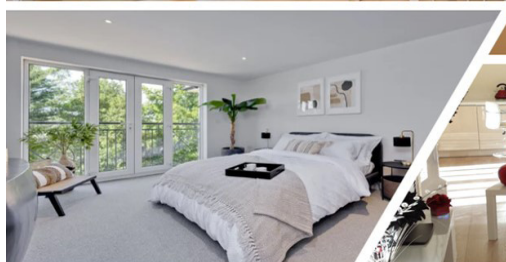
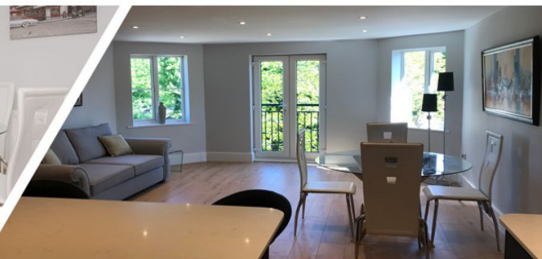
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