

Surrey Property Exchange



Monday 13th September 2021 • Holiday Inn, Guildford • Doors open 6.00pm

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!

Tonight's Main Speaker:

Paul Davis

Paul is the co founder of Nimbus Maps, which offers a wealth of data and technology that can benefit all of us in our property businesses.

Nimbus has evolved from decades of property experience within the Davis family, together with a deep rooted "technology first" approach to problem solving.

Paul will show us live tonight on an interactive basis, the power, search capacity and scope of the tools that Nimbus has to offer.



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www.surreypropertyexchange.co.uk

Surrey Property Exchange



Richard Simmons

Good evening and welcome...!

- Thanks for making the time to join us at the Holiday Inn this evening. I hope you've had a good summer - albeit a little different from previous years for lots of us..!
- I'm delighted to welcome Paul Davis as our main speaker this evening. Paul is travelling down from the Midlands to give us a real insight into the power and scope of the Nimbus programmes and its software. Nimbus has become a game changer for quite a lot of property developers and investors, and it will be really good to get a face to face real time view of how it can help all of us.!
- Our Surrey Property Exchange website has a considerable amount of helpful information on offer, so take a look when you have a few minutes to spare. The presentations made over the past 15 months by our outside speakers are all lodged on the site and can be freely downloaded.
- Graham Faulkner will give us a brief Lettings Update and Steve Light will do the same from the Residential Mortgage world. Tonight also sees the return of our Planning Clinic feature, led by James Hutchison, so feel free to raise any challenges you may be facing in such a frenetic market at present.
- We definitely have some "Hot Deals" for you this evening - please get in touch if you would like the opportunity to offer something to the audience next month. Make contact with Claire Williams or myself; send us a couple of slides with the key info and then the floor or rather the screen is all yours..!
- I hope you enjoy our event this evening and gain a lot from it. It would be great to see you back here at the Guildford Holiday Inn next month on Monday 11 October Please spread the word within your own networks that we are up and running live again..!



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Meet the Organising Team Members



Richard Simmons



Claire Williams



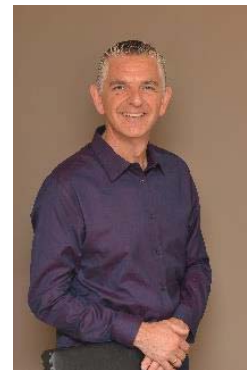
Ruth Gazzelloni



Graham Faulkner



Ranjit Singh



Paul Watson



Carol Watson



Ophelia Ashitey



Pilar Walteros

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Member offers of help & contact details

Claire Williams

07533 818415

claire@apollopropertyprojects.com

I do 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

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

Currently focusing direct to the vendor and securing planning permission for sites ranging 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 & insurance brokerage.

Ophelia Ashitey

07838 381665

ophelia@otkpropertysolutions.co.uk

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.

Ranjit Chaggar Singh

07858 466177

rschaggar@msn.com

Happy to talk/share my passion for Property Education, Knowledge, Experience and Contacts over tea/coffee. Ask me how you can get this exclusive offer tonight - 3 issues 4 free of Property Investor News magazine and get a free book "Before The Hammer Falls" - the insider's guide to Property Auction success. Take them all away tonight with nothing to pay...!

Richard Simmons

07894 645181

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!

Richard Ingle

03333 034487

rich@noviahomes.co.uk

With a background in software engineering management, I can offer help in setting up systems and working more productively. I've also got experience in coaching and would happily help out talking through problems. Currently investing in Swansea in HMOs, SAs and Flips.

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Member offers of help & contact details

Rory O'Mara 07747 616661 info@closedbridgingfinance.com
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Vivien & Ray Mitchell 01483 890722 / 07789 881477 vivmitchell@newleaf-homes.com
We manage properties for Landlords and have vast experience in managing our own Rent to Rent properties in Guildford. We can help with sourcing and packaging investment properties and doing joint ventures, property investments and development.

Useful Property Websites

www.spareroom.co.uk

www.openrent.co.uk

www.gumtree.com

www.lnpg.co.uk

www.londonpropertylicensing.co.uk

www.gov.uk/stamp-duty-land-tax

www.gov.uk/search-property-information-land-registry

www.propertychecklists.co.uk

www.propertytribes.com

www.fiverr.com

www.propertysnake.co.uk

www.nethouseprices.co.uk

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A good portal for buying and selling property items and for sourcing tenants.

Landlord National Property Group – excellent site for sourcing everything you need at terrific prices.

Everything you need to know about licensing schemes and other legislation in each London borough.

Check the costs and rules governing stamp duty and tax.

Check on ownership/titles/plans/restrictions etc at Land Registry.

Good site for what's happening on UK property scene.

Helpful reference site for info exchange and contacts.

Great place to get jobs done for just £5.00.

Lists price reductions on property.

Lists sale prices of property from Land Registry.

Useful Facebook Groups

Surrey Property Exchange

BMV Group

HMO Group

UK Property Traders

Multi Let Cashflow System

An information exchange and reference point for us!

Good site for answers and advice on property.

Well run site on multi-let information.

Good reference for developers.

Excellent site for Rent to Rent.

Surrey Property Exchange WhatsApp Group

To join, please send this text to Claire Williams on 07533 818415:

'Name

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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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For more information call:
Elaine New: 07799 691 556. Barry Hawkins: 07766 820 108



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We look forward to you joining us next month on Monday 11 October.!!