



My story and Investing in a recession

My Story

- NHS Consultant –Paediatric Gastroenterology
- Head Of Dept
- TPD
- Executive board School of Paediatrics
- Shadow executive board-Trust
- 6 figure salary

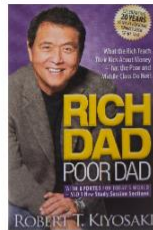
www.wellthproperty.co.uk



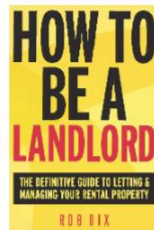
www.wellthproperty.co.uk

Property market – researched for 6 months

Books



Rich Dad Poor Dad [↗](#)
Robert T Kiyosaki, 2017.



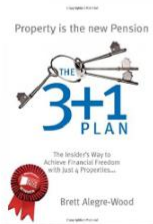
How To Be A Landlord [↗](#)
Rob Dix, 2017.



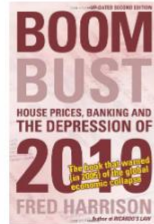
Property Investment for Beginners [↗](#)
Rob Dix, 2013.



Unleash Your Airbnb Revenue [↗](#)
David Leroux, 2018.



The 3 + 1 Plan [↗](#)
Brett Allegre Wood, 2009.



Boom Bust [↗](#)
Fred Harrison, 2012.

Property market – researched for 9 months

Podcasts



The Property Podcast

Rob & Rob from Property Hub discuss the latest property news and share their knowledge on a different property topic every week.



Property Magic Podcast

Simon Zutshi dives deep into the property investment strategies and investor mindset from his book, Property Magic.

Videos



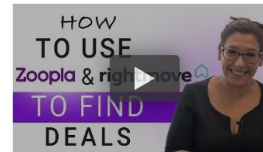
How the Economic Machine Works

A 30 minute animated video from Ray Dalio about how the economy really works.



UK Property Hotspots

Rob & Rob from Property Hub discuss their top five locations for investing in property this year.



How to use Rightmove and Zoopla to find deals

Episode 3 of the 'Property Investing with Abi' series from Touchstone Education.

Structured my business

- Limited company
–Well+h limited
- CA
- Mortgage broker
- Solicitor
- Estate agents
- 2 tradesmen each
- Business bank account



Fwd: For presentation - drprithvire x Property history - 5 Bridgemere Drive x Project 1 | WELL+H Property | WE x South America's longest suspensio x +

zoopla.co.uk/property-history/5-bridgemere-drive/framwellgate-moor/durham/dh1-5fg/47816099

Zoopla My enquiries My home Sign in

For sale To rent House prices New homes Commercial Overseas Find agents Discover

Zoopla > County Durham > Durham > Framwellgate Moor > 5 Bridgemere Drive

Property history of 5 Bridgemere Drive, Framwellgate Moor, Durham DH1 5FG, 31st May 2018

Previously listed for sale on 31st May 2018
£200,000 Offers over - 3 bed detached house

40k

Liquidated ISA's
-5 year savings

Savings -20k

Start photo slideshow 1 of 11 Front

Property info
 • [Energy Performance Certificate \(EPC\)](#)

Wellth Powerpoint...pptx
<https://mail-attachment.go...>

Type here to search

06:29
 10/09/2020

Student HMO -1

Browser tabs: Fwd: Choluteca bridge Honduras, Property joint venture agreements, Educational resources | WELL+H P, Property Auction Sheffield Results

Address bar: markjenkinson.co.uk/auctions/tuesday-5th-december-2017/display/34+Lydgate+Lane%2C+Crookes%2C+Sheffield-%7C-2484

Next Auction Tuesday 20th October 2020

Home | About Us | Contact Us | News

Mark Jenkinson & son
ESTABLISHED 1877
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Property Auctions » Tuesday 5th December 2017

< PREVIOUS LOT | BACK TO LOT LIST | NEXT LOT >



34 Lydgate Lane, Crookes, Sheffield, S10 5FH

- Stone fronted inner terrace
- Larger than average first and second floor accommodation
- Lett to four students until June 2018
- £988 per calendar month (£11,856 per annum)
- Front and rear gardens

Lot 2
34 Lydgate Lane, Crookes, Sheffield
S10 5FH

Guide price:
£130,000 - £140,000

Result:
£159,000

EPC | BROCHURE | CATALOGUE | AUCTION

Contact

If you have a property you are considering selling or wish to end a tenancy or are currently in our auction

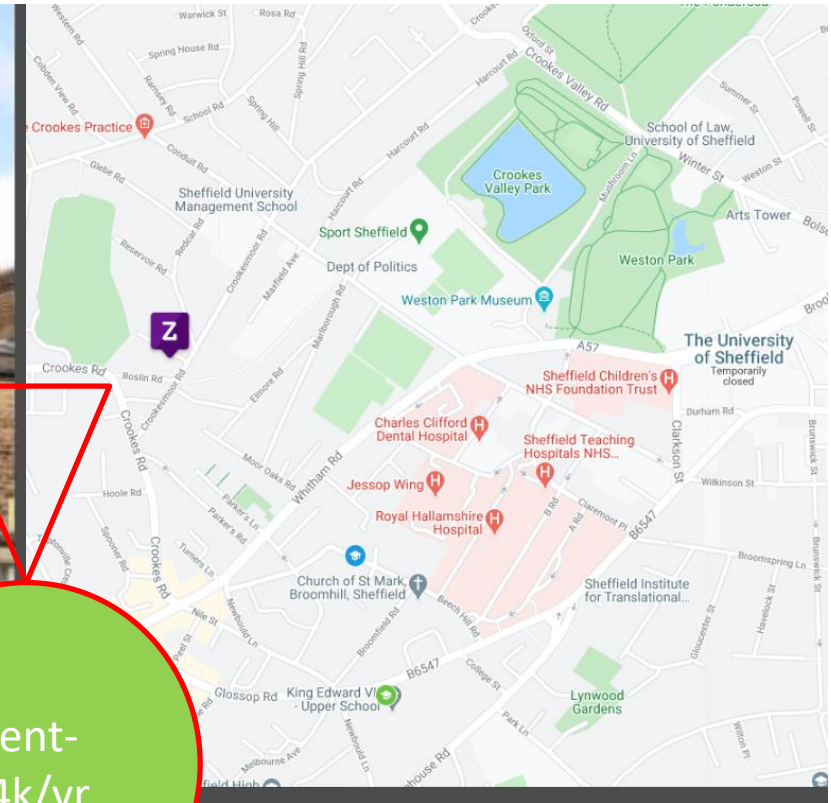
CONTACT

Location of Property

Rent- 13k/yr

Taskbar: PHOTO-2020-08-0...jpg, Wellth Powerpoint...pptx, Type here to search

Student HMO -2

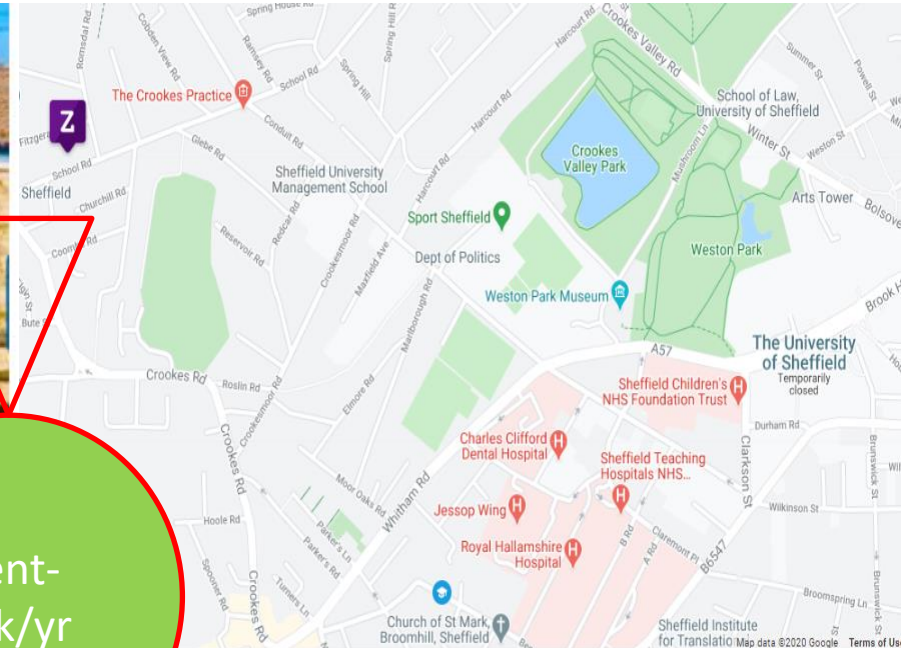


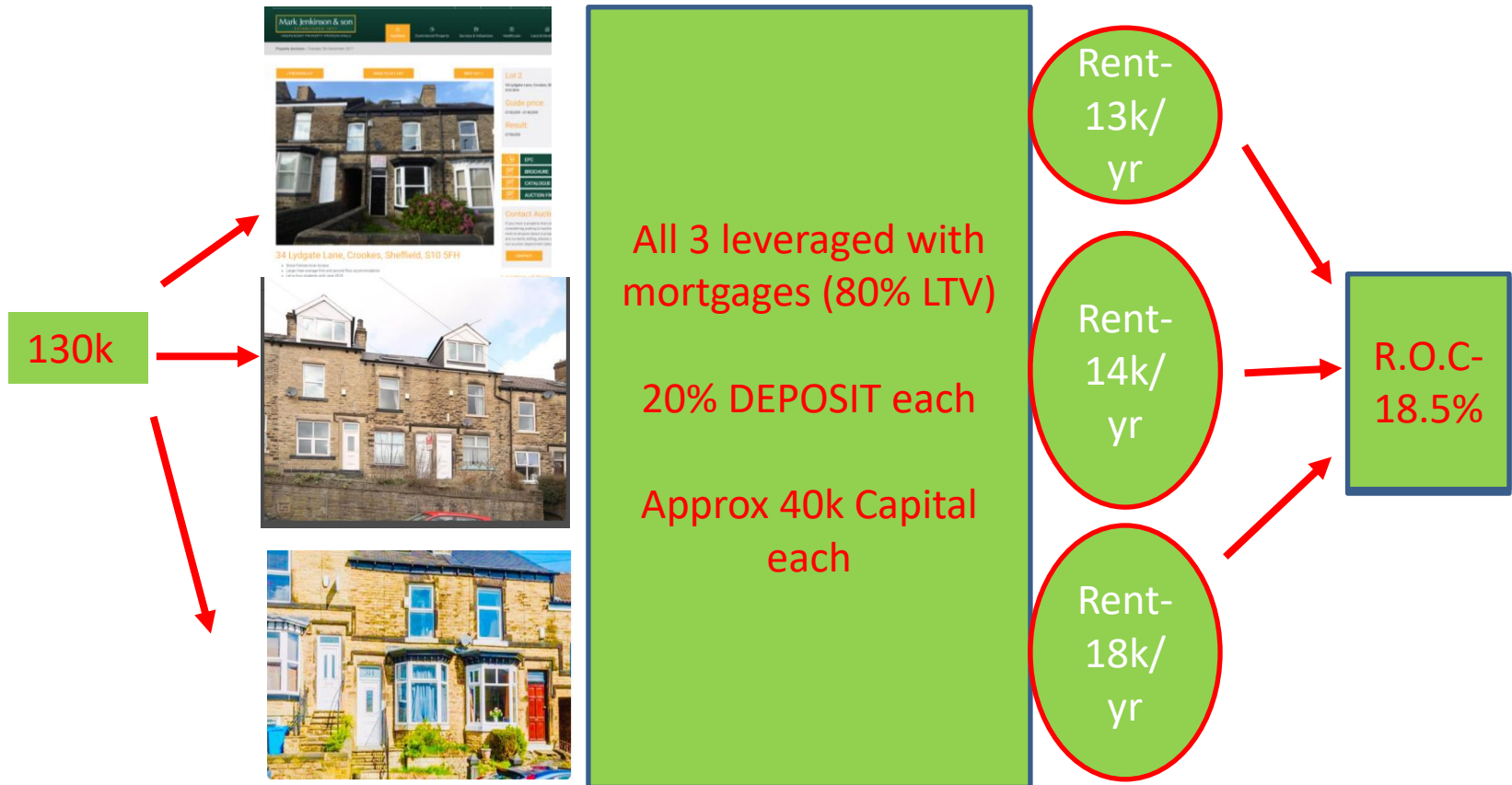
Rent-
14k/yr

Student HMO -3

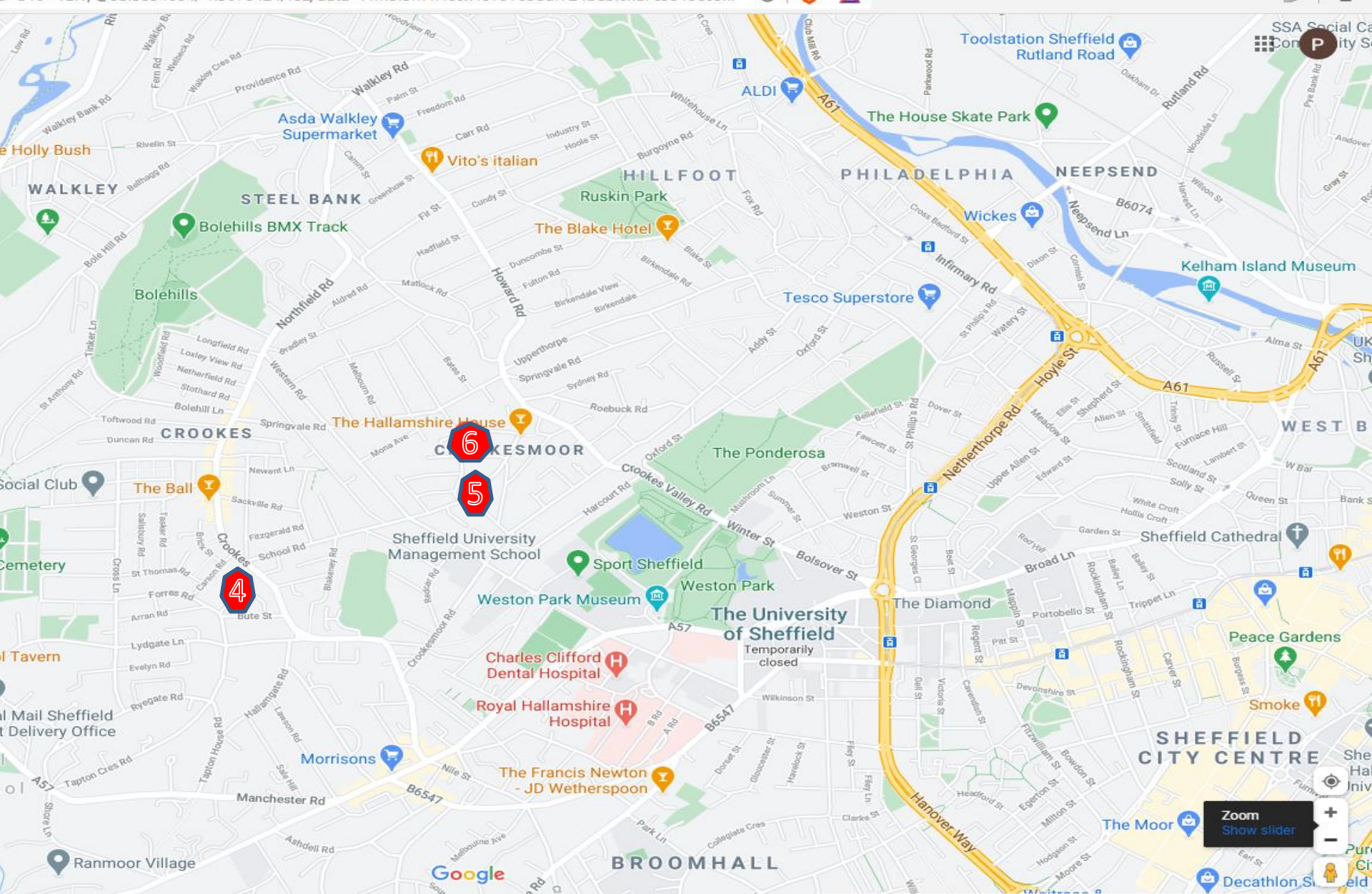


Rent-
18k/yr











[Home](#)[Inbox²](#)[Reservations](#)[Calendar](#)[Listings](#)[Performance](#)[Team](#)[Tasks](#)[Help](#)

13 listings



☐	☐	Listing ☐	To do	Instant Book ☐	Bedrooms ☐	Beds ☐	Bathrooms ☐	Location ☐
☐	☒	 Big House close to Uni, Sheffield city centre & peaks	List		5	5	2	South Yorkshire, United Kingdom
☐	☒	 Amazing loft Double bed: Views of the city & peaks red bedroom	List		1	1	2	South Yorkshire, United Kingdom
☐	☒	 Pvt Double Loft bed near Sheffield Uni & city centre blue loft	List		1	1	2	South Yorkshire, United Kingdom
☐	☒	 Private Double bed near Sheffield Uni & city centre green silk bedroom	List		1	1	2	South Yorkshire, United Kingdom
☐	☒	 *NEWLY REFURBISHED * House close to Uni/ centre/peak	List		4	5	1.5	South Yorkshire, United Kingdom
☐	☒	 Pvt large Double bed nr. Sheffield Uni & city centre	List		1	1	2	South Yorkshire, United Kingdom
☐	☒	 Private Double bed near Sheffield Uni & city centre cream bedroom	List		1	1	2	South Yorkshire, United Kingdom
☐	☒	 Double bed close to Sheffield uni, peaks & city centre	List		1	1	2	South Yorkshire, United Kingdom
☐	☒	 Private bedroom close to Sheffield uni & city centre	List		1	1	2	Sheffield, United Kingdom



All photos

Drag and drop your photos to change the order.

Upload photos



[Add caption](#)



Large communal lounge with leather sofas , di... [Edit](#)



[Add caption](#)



[Add caption](#)



Quirky basement conversion to bathroom , ba... [Edit](#)



[Add caption](#)



[Add caption](#)



[Add caption](#)



[Add caption](#)



Seviced accomodation

The screenshot displays the Airbnb Multicalendar interface. At the top, there's a navigation bar with links to Home, Inbox (with a notification badge), Reservations, Calendar, Listings, Performance, Team, Tasks, and Help. A 'Create new listing' button is on the right. Below the navigation bar, the main content area is titled '13 listings' and shows a calendar for September 2020. The calendar has columns for each day of the month, with the current date (Friday, 11th) highlighted. A list of 13 listings is on the left, each with a thumbnail and a title. The calendar grid shows pricing for each listing on each day. For example, the first listing, '*NEWLY REFURBISHED * House clos...', has a price of £35 on Friday, 11th. Other listings have prices ranging from £14 to £32. On the right side of the calendar, there's a 'Rule-sets' section with a description: 'Set pricing and availability rules to apply across dates and listings. To get started, create a rule-set.' and a 'Create a new rule-set' button. The bottom of the screenshot shows a Windows taskbar with various icons and the system clock indicating 05:05 on 11/09/2020.

Photos - Google Photos | About | WELL+H Property | WELL+H | 496 crookesmoor road s10 1bl - G | Rooms - Airbnb | Calendar - Airbnb | Edit listing 'House close to Sheffield' | +

airbnb.co.uk/multicalendar

Home Inbox² Reservations Calendar Listings Performance Team Tasks Help

Create new listing

13 listings

Search by listing name, location or dates

September 2020 Today

1 opportunity available Hide prices Hide rule-sets

September 2020

Th 10 Fr 11 Sa 12 Su 13 Mo 14 Tu 15 We 16 Th 17 Fr 18 Sa 19 Su 20 Mo 21 Tu 22 We 23 Th 24 Fr 25 Sa 26 Su 27 Mo 28

*NEWLY REFURBISHED * House clos...
+ Add Internal name

Amazing loft Double bed: Views of ...
red bedroom

Big House close to Uni, Sheffield cit...
+ Add Internal name

Bright airy loft double bedroom clo...
+ Add Internal name

Double bed close to Sheffield uni, ...
+ Add Internal name

House close to Sheffield university ...
+ Add Internal name

Private bedroom close to Sheffield ...
+ Add Internal name

Private bedroom close to Sheffield ...
+ Add Internal name

Private double bed close to ctycntr...
+ Add Internal name

Private Double bed near Sheffield ...
cream bedroom

Private Double bed near Sheffield ...
green silk bedroom

Pvt Double Loft bed near Sheffield ...
blue loft

Pvt large Double bed nr. Sheffield U...
+ Add Internal name

Rule-sets

Set pricing and availability rules to apply across dates and listings

To get started, create a rule-set

Create a new rule-set

https://www.airbnb.co.uk/hosting/calendar

lon rar3.zip
https://video-downloads.g...

lon rar pic2.zip
https://video-downloads.g...

lon rar.zip
https://video-downloads.g...

Show all

Type here to search

WELL+H LIMITED

18

www.wellthproperty.co.uk

Pvt large Double bed nr. Sheffield Uni & city cntr

Change listing ▾

[Listing details](#) [Booking settings](#) [Pricing](#) [Availability](#) [Local taxes and laws](#) [Co-hosts](#) [Cleaning](#)

To-dos

Relist your listing

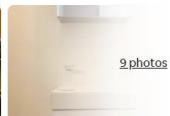
Your listing is currently unlisted, which means it doesn't show up in search. Relist it now so guests can book your place.

Relist

[Show all 2](#)

Photos

[Edit](#)



2 photos



Capital investment-London



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[Developments](#)

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[Development](#)

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[Local Area](#)

[News](#)

[Register Interest](#)

020 8331 7130

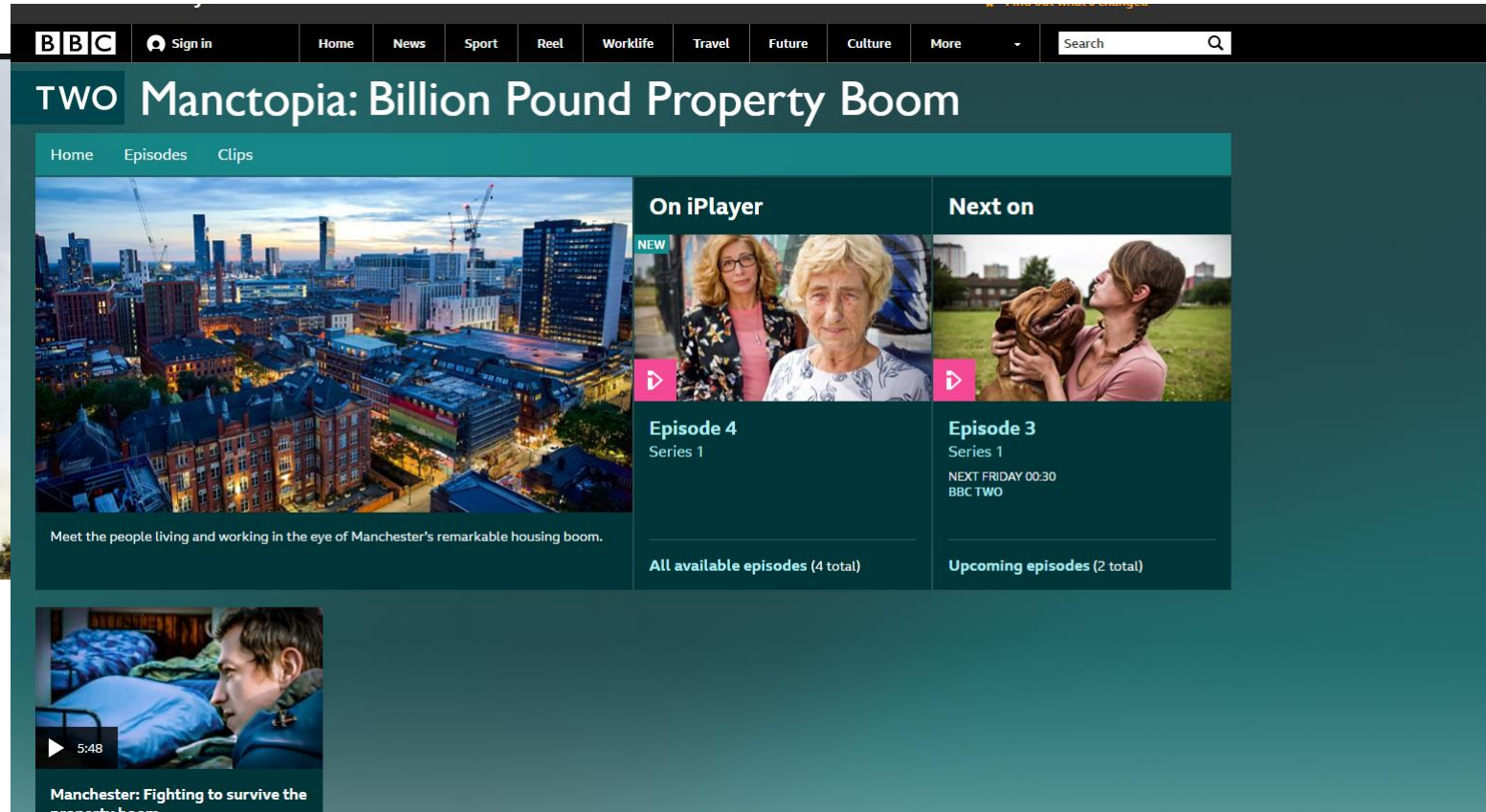


ROYAL ARSENAL RIVERSIDE
Royal Borough of Greenwich, London

Compass Wharf now available



Capital investment -Manchester





<https://propertyhub.net/wp-content/uploads/2020/01/Property-Hub-issue-20-digital-final.pdf>

Investing in a recession

Last year 2019-2020

- Recession proof investing !
- Cash Flow re-invested
- Joint venture investing
- Loans (8% Return to partners)







WE










WELL+H LIMITED











WINTER
IS
COMING
GAME OF THRONES

Key Tips

- Strategise and Structure your business
- Buy atleast 15-25% Below market Value
- Look at zero money down deals
- Force increased valuation
- Increase the bang for your buck –SA/ Holiday lets to improve ROC
- Leverage your time –VA/ Agents/Apps
- Joint venture –Sweat equity/ Finance

Future

- Further educational sessions
- Increase network across country
- “ALP”- Academy for learning about property investing
- “Learn to Earn”
- JV / Loans
- Commercial to residential conversions