



Alaine Bradbury Investments Ltd
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Discovery Day

The Discovery Day is an in-depth day based around North Manchester that will cover several elements of the property market.

As an experienced property sourcer, with fifteen years of practical property understanding under my belt; it is my aim to walk beside you sharing my knowledge of investing into the property market. You will receive my proficient independent take on various investment strategies for real brick's and mortar properties to help you understand in depth the opportunities and risks in an ever-fluctuating market.

The *Discovery Day* will cover, in detail the practical side to property investing from:

- A Flip Project or Doer Upper;
- Buy, Refurbish, Rent & Refinance (BRRR);
- Turnkey;
- Simple Buy to Let.

Each property that we view on the *Discovery Day* will be chosen by me to specifically fit in with your goals. I will walk you through the physical properties, assessing the market price, refurb works, potential profit and buyer or tenant demographic. Helping you to decipher the pros and cons of each.

During the day we will have the opportunity to look into the numbers and each appropriate deal structure where we will discuss the process, costings and timescales to suit your needs and budget. Identifying areas, strategy's and properties that fulfils your goals.

You will also receive a Property Pack to take away with you that will contain information on all of the properties we have looked at as well as detailed cost breakdowns and the pros and cons to each investment.



Property Sourcing

I offer a Sourcing Package that encompasses a strong and long-term relationship with you. I have specifically designed my business to work around those who have very busy lives. It is important to me as a Property Sourcer, that we develop a solid foundation to our business relationship providing you with the confidence you need throughout my service, from the initial consultation, beyond completion.

I pride myself on the strong relationships I have built with my clients, I tailor bespoke sourcing packages for each investors request. Once I have understood and identified your investment brief encompassing budget; investment preferences and if you are looking to diversify your investment portfolio.

Over the years I have worked with many new and experienced investors who have been based overseas as well as clients who live out of the area of Manchester, and in this time their trust and our relationship allowed me to assess their needs, identify opportunities and present to them the best deals that aligned with their life goals.

Finding the best and most transparent deals that will serve your criteria is essential, you are putting your faith and trust in me to find and come up with the best package to generate a healthy return and fulfil your property aspirations. My proven negotiation skills will help you to create value and secure your investment. My role is to source you properties that will get you to where you want to be.

I offer a bespoke service to investor clients, as a rule the maximum clients I will work with at any one time is three. The reason for this is because it allows me to provide you with a high level of personal service, creating tailored deals to meet your instructed criteria, budget and timescales.

I have a wealth of individual experience as an investor as well as an incredible portfolio of professional experience and knowledge from my previous employment working as a Director for the largest North West Estate Agency. Handling Portfolio Investments worth £9.2m and the Procurement of over 2,000 properties.

I specialise in working with new investors who are located outside of the area and who are restricted with their time. I am available to work the hours needed to complete a project (there is no standard 9-5 here). If you are looking for someone to work during evenings and weekends, then look no further.



I will happily communicate with you via your preferred channel. I will liaise with your Broker, Solicitor, Management Company, Accountant, Surveyor, Builder and more. I will also provide you with video updates if appropriate.

With over 15 years history and experience in the property industry, I have some well established contacts and have built a strong network of reliable contacts in areas of property;

Auctioneers,
Accountants,
Conveyancers
Mortgage advisers,
Builders,
Architects,
Surveyors,
Letting Agents,
Estate Agents,
Insurance brokers,
Solicitors

As a business I do not keep a bank of deals to email out. I will work closely with you to create a bespoke strategy and then “door knock” to find the right deals that meet your specified requirements. Each property I source is for your eyes only!

My focus is not only on profit and helping you in reaching your goal, I source quality properties and family homes based in good areas. Why do I do this? well it's simple really I am interested and motivated in ensuring that what we are working for works long term within communities,.

What you can expect from me.

When working with me, I'll personally view and package the deal. You can expect me to work hard on sourcing the right property.

What you will expect:

- I will take the lead on negotiating the deals.
- I will provide you with a clear and transparent breakdown of costs whilst considering budget.
- I will work with you, and your chosen team from initial purchase through to completion and beyond
- I will also co-ordinate and project manage any works, refurbishments or renovations of the property
- I will work closely within the timescale discussed.
- I will oversee securing a tenant via highly recommended managing agent.
- I will be on hand for your re finance or sale
- I will modify and adapt with your strategy in a changing environment

My Fees

- Property Sourcing from £2,800.00.
- Project Management from 10%
- Discovery Day £490.00.



Personal Accreditations

Qualified Diploma from the National Federation of
Property Professionals, Professional Diploma in
Management Studies

Business Compliance

Liability Insurance, HMRC compliant, ICO registered,
Member of The Property Ombudsman

Business Partners

AFG Law, SDL Auctioneers, Ryans Accountants,
Mortgage Bird, DesignD Interiors, Jacksons Estates,
Champion Insurance





Contact me

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