

## **First Session Agenda**

Welcome and icebreaker. Who you are, what's your biggest challenge in investing, and what would you like to get out of the next 6 months

Run through dates and outline for the mastermind

Google Drive Resources – Available online at google drive, books, podcasts, leads tracker, angel-o'meter, Power Team details

Ad Hoc 121's – reduced rate of £150 for 2 hours for mastermind attendees only

Facebook Group – lives and Q&As with people in the property World. Post your own videos, share lives on successes and progress

Whatsapp group – mute if it gets too noisy but I'd be using that for any day to day questions you have

Accountability Partners

### **Goals, Strategy, Area, Property**

Goals – what do you want to get out of the next 6 months? Why is that important to you?

- Split into groups of 3 and discuss. Aim to make them SMART

Strategy - What is your focus over the next 6 months. Building cashflow Vs Chunks of Cash? Hands off Vs Hands On. How quickly do you need to get there?

Area – What area do you want to focus on. What makes a good area good?

- High Yield (Annual Rent / value of the property)
- Strong rental demand
- Good transport links. E.g. train station, commuter belt, etc.
- Flips – churn rate of STC/all that's on the market. >50% usually indicates good demand

Property – What properties are in those areas that meet your strategy. Are you looking at flats, houses? Number of bedrooms, specific layout, etc.

What 1 thing can you do over the next 2 weeks to move you forward in your property journey?

- Speak to a potential angel investor
- Visit a local estate or letting agent
- Reach out to someone on social media for a call
- Get out there viewing and offering!