

# VIP Mastermind

The program for determined investors that want  
£1 million cash flow in 10 years!



Insight  
EDUCATION

Invest with knowledge | Invest with confidence | Create financial freedom

# WANTED

A man with a shaved head, wearing a dark polo shirt with a 'GANT' logo, is speaking into a thin microphone. He is gesturing with his hands, which are visible in the foreground. The background is dark and out of focus.

Property investors who want to change their lives, the lives of their family members and/or others over the coming years.

**The Insight Group VIP Mastermind** puts you in a room with committed, like minded individuals who are serious about becoming financially free. It puts you in the room with a property mentor and coach who will take you step by step from where you are today to where you want to get to financially.

“When would **NOW** be a good time to become financially free? When would **NOW** be a good time to **COMMIT** and get this done?”



**Insight**  
EDUCATION

To find out how you can personally guarantee an extra £50,000 per annum within the next two years go to [www.insighteducation.co.uk/propertyanalysis](http://www.insighteducation.co.uk/propertyanalysis) to book a private call with one of Aran's property experts.

## VIP Mastermind

### Sarah Ludar-Smith

"I started my VIP program with Aran 6 months ago. For the first time in a long time my income has covered my outgoings and now at the age of 21 I have completed my first Holiday Let. I am completing on 6 Serviced Accommodation deals and have just agreed my second Holiday Let. This stuff works! Profit across these properties should be circa £120k per annum when all set up shortly."

### Helen & Luke

"I've found my education with Aran insightful, enlightening and mind-blowing! 2 years from now I think we'll be earning £120k per year! This training is priceless. Come with an open mind and you're going to be amazed at what you find out."



### Jake Ensum

"Aran really cares and understands each of his mentees and wants the best for them. This is vital! He will spend time on your planning and making sure you know the ways to get ahead and achieve in property."

### Pete Myers

"If you are wanting to invest in property then you absolutely must do the VIP program. Aran delivers the information with passion and energy in a clear and concise manner. Nothing is too much trouble for him, he has created an environment where there are no stupid questions and he is unbelievably generous with his time to make sure your questions get answered."



### Stephen & Marie Kirwan

"It's superb, you get so much more than you bargain for! You will be pickled by the end but that is just the marinating of success! Stick at it! Keep an open mind but stay focused on your goal and vision. Aran takes you beyond bricks and mortar and into the mind of yourself and others, to help you find an easier way of moving through life."



# THE PROGRAM FOR DETERMINED INVESTORS THAT WANT £1 MILLION CASH FLOW IN 10 YEARS!

Dear Ambitious Property Investor,

For a select group of savvy “in-the-know” property investors... 2024 is going to be an amazing year to grow a portfolio... and supercharge your passive property income.

In fact, 2024 will be the most profitable year to build a property portfolio since 2009 because house prices are so volatile and changing in so many ways meaning larger discounts and more deals than have been available for the last decade.

For “fair-weather” investors a volatile market is terrible news and a time to sit on the side-lines and wait for house prices to settle down.

For the savvy “in-the-know” investor, this is when you can earn 100% property ROI while the market is only going up 10%...

And...

Building a property portfolio in the right way, right now... you can earn 100% ROI in as little as 12 to 18 months!

I know this might sound a little too good to be true - this wonderful magic trick boils down to one word...

Leverage!

Archimedes said...

“Give me a lever long enough and a fulcrum on which to place it, and I shall move the world.”

Archimedes needed two things to move the world.

You'll need to leverage two things to earn 100% property ROI while the market is only going up 10%.

The first thing you need to leverage is your money!

There's a simple, safe and easy way to leverage your money - it's called a mortgage.

You put down a 25% deposit and the bank gives you the rest of the money you need to buy an investment property.

What difference does leveraging your money make to your wealth?





# A Letter from Aran: Property Gives You Choices...

I was on holiday for eight weeks this summer and had the privilege of paying for the whole family to fly out and spend time together. Kids, grand kids, the works. Whilst sat with my 23 year old Josh and his wonderful girlfriend of six years, Georgia, we were discussing property.

"Why do you do it? It's lazy to want to just quit your job and sit and do nothing. I don't want to do that."

It was a great question, and I am anything but lazy. I thought and replied, "it gives you choices." With a tear in my eye, I described the moment I had checked in at the hotel reception the previous day and been asked if I was just paying for my own room. When I had replied I was paying for all six hotel rooms and for the full week the receptionist had replied and said "I hope I can do that one day for my family." Tears rolled down my cheeks as I explained the beauty of choices. I talked about all the amazing blessings I have, the people I can help and the choice to spend my time as I wish.

Some choose to quit work, others choose to give more to charity or spend more time with family or help them financially, I want to be a role model and inspiration to as many as I can possibly be - and have fun along the way.

I want you to have choices. Property gives you choices.

## Can Anyone Do It?

I have seen a 17 year old with no money build a portfolio that made them £50,000 per annum. I have seen a client in their 90s attacking their new portfolio with gusto.

Property investing needs three things; Time, Money and Experience. Very few people have all three at any stage in time. Whatever your starting point I can get you there.

- Whether you have no money or lots of money.
- No experience or lots of experience.
- Little time or a lot of time. You can do this.

If you have five hours a week, you can put into your financial future for the next two years (and anyone can find that if they are motivated enough), I can GUARANTEE that you will be earning at least another £50,000 of cash flow per annum within the next two years, wherever you have started from. In fact, I guarantee that to my weakest student, and I can sure that won't be you!

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# A Statement from Aran:

I am genuinely passionate about helping people to succeed. To be more, do more, achieve more.

I love growing things and growing people.

Over the last 20 years of my property investing, I have worked with hundreds of thousands of people in the property world helping them on their property journey. From every single type of start point to every type of end goal.

I have grown my portfolio to over 200 properties, helped clients to buy over 1,500 and have bought a further £10 million of property in the last 12 months. We are at the coal face, buying properties right now in this market.

I know what it takes to succeed in property, but it wasn't always like that. My first ten properties were a total nightmare. I bought the wrong properties to the wrong rules in the wrong places. I had people not paying their rent, people trashing my properties, people not wanting to rent my properties. I nearly quit.

I don't want you to make the same mistakes. I don't want you to waste your hard earned money or precious years of your life delaying getting your financial goals and outcomes. I want you to get there yesterday.

"When is the best time to plant a tree? Ten years ago - When is the second best time? - **NOW!**"  
Property investing is just like this great Chinese proverb. We can't go back in our time machine but we can get on and get it done NOW and do it right.

## What leads to success?

Success leaves clues! I have spent 20 years now fascinated by the study of human beings. Why do some people succeed and others don't? I have spent well over £250k on my own personal development.

They say "80% of success is mindset and 20% is the detail." How often have you stopped and worked that part of you? How often have you deliberately said that mindset training has to come first?

Your beliefs and values led you to where you are now. And that may be a great place by the way. But if you are reading this I know you have a hunger somewhere inside you to achieve something further, bigger, better, more secure.

It starts with changing your mind, working on the detailed skills you need (yes I am a detail geek) and mainly working on your mind. Being open to new ideas and committing and believing in yourself and your right to be financially free.

I learnt so much on my journey of mistakes, I learnt to succeed and passed my learning on to thousands of my students and clients who have done the same.

# Your 3\*4 Plan

I am asked again and again - "How do I get financially free. What should I do?" I need you to understand it is not one size fits all.

Anybody that says they can train and mentor you and then have a one size fits all training program is talking nonsense. You need a bespoke plan - specifically for you. That takes you from wherever you are right now, to where you want to get to. If you had a written plan for every single step you would be far more confident and far more likely to set off - right?

For now, I want you to know that there are four main areas you MUST master. Do it with me or do it yourself - you need to master these. If you don't, you won't get financially free.

1. Get clear on your strategy and marry it
2. Source the right deals to the right rules
3. Source all the money you need and more
4. Take consistent action

People spend years in property and still don't know the best strategy for their personal situation. There are hundreds of property strategies out there and five core ones that show up again and again where people have got financially free. I want you to be able to work out the best strategy for yourself based on your personal circumstance. I will help you over the next two weeks.

I told you I sourced awful properties when I first started, I didn't know any better. Like many, I was doing my best with what I knew, there wasn't any property training when I started, you did it alone.

Now you have no excuse. We buy 300-400 properties a year. Who better to teach you how to source the best deals in the best places? I can't wait...

Money is the biggest stumbling block. If you start with a million it still runs out.

It's also the biggest opportunity. If you learn how to raise £100,000 - then how much can you raise?

That's right - an infinite amount! You don't need that much. But let's get this clear - if you learn and master that skill you can always raise as much money as you need for as many deals as you need for the rest of your life.

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When I first started out, I didn't know how all this worked. Now we raise over £5 million a year from JV partners. I want to show you each step we use so you can do the same. You may have plenty of money to start with or not enough. Either way at some stage you will want to raise more.

The final step - consistency, is the game changer. We need accountability. We need someone to hold us to the wire. You want to get fit so have a personal trainer - far more likely to succeed than if you do it alone.

You must show up and you must be consistent. I am unable to work with you if you can't commit to the five hours (minimum three but I would like five). In return I will show you what to do with each of those hours, so they are the best paid hours you ever did and pay you and your family for decades and generations to come.

**The Insight Group VIP Mastermind** is THE PLACE for ambitious property investors who want a guaranteed £50,000 per annum within the next two years.

We train, coach, mentor our members exclusively on advanced property investing strategies, with step-by-step processes and a detailed written plan that can be followed wherever you may be.

### WHO THIS IS FOR (AND WHO IT IS NOT FOR)

If you are looking to get rich quick you are in the wrong place. If you want to listen to the naysayers that will tell you everything doesn't work and the whole world is bad - you are in the wrong place. If you are not willing to step up and back yourself, and not willing to invest in yourself - you are in the wrong place.

If you want a straight-talking Yorkshire man to provide a caring, straight talking, supportive and 'challenging to stretch you' environment you are in the right place.

If you are open to being pushed and nudged a little. If you are open to thinking in new ways and learning how to be financially free. If you can follow a plan. If you can commit to, or are open to learning to commit to a plan. Then you are in the right place.

### PLUS, YOU GET 'ME'...

If you don't like me then this is not for you.

However, if you enjoy how I put my ideas across, get great value from my teaching and would love to have 18 months immersed with me and all that I have to teach you, share with you and support you with then this is for you.

And if you want to have an unbelievably powerful peer group, a group of like-minded people committed to their financial futures. Making it happen. Many may be ahead of you on the journey as they have been with me for some time. Then again you are in the right place.



**ARAN CURRY**

Your Property and Mindset Coach and Mentor



# The ONLY 18 Month Property Mentorship Program

The **VIP Mastermind** is the only property mentorship program where every element is delivered by me... a property expert with over 200 properties in my personal portfolio... and bought over 1,500 properties for my clients... and buying 500 properties a year!

All the training is delivered by me. All support is with me. And I will personally hold you accountable to your goals.

Plus... my **VIP Mastermind** is also the only 18 month program. Why is it 18 months?

Because I know that life can get in the way of the best-made plans. With an 18 month program, I can guarantee that no matter what, you will build a property portfolio that puts £1 million in your pocket in 10 years... regardless of your starting point.

The other reason why I've made this program 18 months is to help you build a property business with multiple streams of property income.



In the first year, I'll help you focus on the best strategy for you so you can enjoy quick results without overwhelm.

Once you've mastered your first property strategy, I will help you add another property income stream to your portfolio. This could be with another property investment strategy such as Holiday Let, if you start with Buy-to-Let.

Or it could be monetising the deals you don't want by selling them to other property investors or building portfolios.

Adding a second income stream to your property business is unachievable for most people in the first year. And trying to achieve this often leads to overwhelm and disappointing results.

I want you to enjoy your property journey. I want you to achieve all of your property goals. I'm going to work with you for the next 18 months to make sure you get there.

To find out how you can personally guarantee an extra £50,000 per annum within the next two years go to [www.insighteducation.co.uk/propertyanalysis](http://www.insighteducation.co.uk/propertyanalysis) to book a private call with one of Aran's property experts.

# The Ultimate Property Success Library

1. Your Property Plan	Value £497
2. Psychology of an Investor	Value £997
3. Property Mentorship Academy	Value £3,991
4. Holiday Let & Serviced Accommodation Masterclass	Value £3,991
5. Ethically Sourcing World-Class Properties	Value £997
6. HMO Masterclass	Value £997
7. Rent-to-Rent Masterclass	Value £997
8. Lease Options Masterclass	Value £997
9. Buy-to-Let Masterclass	Value £997
10. Property Coaching Academy	Value £997
11. World-Class Team	Value Priceless
12. Financing Your Portfolio	Value £997
13. Be Your Own Bank	Value £997
14. Refurbishing, Property Management & Legalities	Value £997
15. Property Tax & Accounting	Value £997
<b>Total Value £21,443</b>	

## Your Property Plan

- **How to create a plan that takes you from where you are today to where you want to be with the time, money and experience you have!**
- How to create a vision of success that makes you burst with excitement so you want to take consistent action to grow your portfolio.
- **The simple way to squash your fears that lie hidden in your values. This 5-minute exercise puts them top of mind.**

## Psychology Of An Investor

- **Why 80% of success comes from mindset and only 20% from proven systems and tools.** I'll show you how to create an unshakable mindset so you can survive any unexpected bumps in the road.
- **How to change the way you talk about challenges and opportunities so you feed your brain positive images.** So your subconscious (which is 40,000 times more powerful than your conscious mind) can create positive outcomes.
- We do things for the feelings we will experience. **I'll show you how to use the feelings of future success to motivate your today** so you'll take the action you need to succeed.

# Property Mentorship Academy

- **The proven system to build a Buy-to-Let portfolio (in only 4 years) that gives you a bigger lifetime income than a million-pound pension.** I've used this system for 20 years and bought over 1,500 houses and use it now to buy 500 houses a year!
- **How to find world-class Buy-to-Let properties.** Houses that profit from cash flow and two other ways, so your portfolio is four times more profitable!
- **Tax secrets** to legally earn a £100k property income TAX-FREE!

## Holiday Let & Serviced Accommodation Masterclass

- **The proven system to make £20,000 profit or more per year from one house** and the specialist letting agency that turns this highly-lucrative strategy into a passive income.
- **The ONE household item that gives you an extra £15,000 in bookings plus triple the reviews!**
- How to rent an ordinary Buy-to-Let property by the night so you can avoid the Section 24 tax changes and make £1,000 monthly cash flow.

## Ethically Sourcing World-Class Properties

- **The 13 sourcing strategies that my team use to uncover £100 million of discounted properties every month.** Simply follow our footsteps and your success is virtually guaranteed.
- **The truth about sourcing through receivers,** and why this little known technique brings huge discount deals.
- **37 ways to spot a motivated seller,** the only people that will compromise on price. And the three questions that uncover what's more important to the seller than price.

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# HMO Masterclass

- The simple system to make at least £1,000 monthly cash flow per property, so you can become financially free with only five houses.
- Where to buy HMOs with high tenant demand. University towns are no longer the property goldmines because university accommodation are building blocks to house students for 3 years. You'll discover the new HMO goldmine!
- How to convert a house into an HMO without breaking the bank or creating rooms you will struggle to rent.

# Rent-to-Rent Masterclass

- How to make £1,000 monthly cash flow per property without buying a house. You can grow your portfolio at the speed of a handshake because you aren't buying a house.
- How to work with the council to license your Rent-to-Rent property. This takes the stress out of licensing a property and makes it a simple paper exercise.
- How to find tired landlords that virtually throw the keys at you when you offer them a guaranteed rent for the next five years.

# Lease Option Masterclass

- **How you can legally own a house for only £1!** This little-known strategy allows you to rent and sell houses without a deposit or the time and expense of buying a house.
- **How to find homeowners that want to walk away from their house as fast as possible** and will jump at the chance to move out tomorrow.
- **How to buy a property for more than what it's worth and still make a fortune!** The secret lies in understanding the property market. This lets you help struggling homeowners and yourself.

# Buy-to-Let Masterclass

- **How to think like a property investor and not a homeowner.** With this simple mindset shift, you'll make better decisions about finding the right house, refurb quality, tenants, and the profitability of your investment.
- **How to build a property portfolio to run without you.** Get this right from day one and you'll give yourself a passive income so you can travel the world. Get this wrong from day one and your portfolio will be an anchor that keeps you working and never sets you free.
- **Why Life Tenants will save you £15,000 per property** over the next 10 years! If you've got 20 houses, this is a £300,000 saving!



# Property Coaching Academy

- **How to evict a tenant when all other options have failed.** Simply follow the steps in my evictions checklist to get them out of your house as fast as legally possible!
- **Property Inspection checklist** stops arguments and deposit disputes when a tenant leaves.
- **The 5 biggest threats to a property investor** and how to avoid them.

## World-Class Team

- **Instant access to my trusted 16 core team who you will need to build a property empire.** I've spent 20 years building an expert property team. Skip years of trial and error with my little black book of property experts.
- **The 9 questions you must ask every member of your power team** before deciding to work with them.
- **How to build an expert team fast!** There are 9 places to find the experts you need - one of them is networking!



## Financing Your Portfolio

- **The secrets of development finance, bridging, buying with other people's money and when it's best to buy for cash.** Once you know the rules and the pieces of the money game you crush one of the biggest perceived problems to building a property portfolio.
- **The 8 finance methods you must know about** and be able to talk about to position yourself as a property expert.
- **How to buy a house with someone else's money and legally own 100% of the property!**

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# Be Your Own Bank

- **The 8-step system to raise private finance without leaving your house!** Simply follow the steps and you'll have a flood of savers who want 500 times better return on their money.
- **How to buy a house with someone else's money and still own 100% of the house!**
- **Legal structures and paperwork** so their savings are as safe as being in a bank only with you they make 500 times more interest.

## Refurbishing, Property Management & Legalities

- **How to refurb a house to a standard so it rents like hotcakes** without breaking the bank. Secrets for every property strategy.
- **How to ethically chase rent with a 20-touch point process.** 9 times out of 10 this brings you the rent within 30 days and saves you the cost and hassle of an eviction!
- **Why you must inspect your properties every 6 months** and how to do this without the tenant noticing. "Secret" inspections are critical because if a good tenant feels "spied on" they will leave.

## Property Tax & Accounting

- **This is the one thing you must do to keep your portfolio, as it keeps your Income Tax, Capital Gains and Inheritance Tax efficient.**
- **The easiest way to avoid Section 24** without putting your houses into a limited company. This simple change also gives you four times more cash flow!
- **How to use a hidden tax law** to make all your property income tax-free for 2 years or more!

# Unlimited-Anytime-Access to a Multi-millionaire Property Investor with 20 Years Experience

You won't take a wrong step thanks to the unlimited-anytime-access that you've got with me, a multi-millionaire property investor with 20-years' experience.

Found a great deal and want a second opinion? Just WhatsApp me and within 48 hours I'll let you know if you should buy it.

Want feedback on your property identity to find deals and raise private finance? All you need to do is WhatsApp me what you've written and I'll give you feedback with any suggestions within 48 hours.

Not sure which tenant you should choose? Send me the information on the tenants that want your house and I'll show you which one is the Lifer Tenant that will rent your house for 5 years or more and treat it like their own. You've got me working with you for the next 18 months whenever you need support and feedback.



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# Change Your Surroundings & You'll Change the Results

The fastest way to get them from where you are today to where you want to be is to surround yourself with passionate people.

This is not some hippy mumbo-jumbo. The scientific term for it is Social Facilitation and it was discovered by Normal Triplett in 1898. Triplett discovered that cyclists recorded faster times when they raced against each other rather than against the clock alone.

If the fact that cyclists recorded faster times when racing against each other doesn't surprise you then why aren't you using this to your advantage in your property journey.

Imagine how much faster you will grow your portfolio when you surround yourself with other passionate people. People who are determined to completely change their lives through property within 2 years.

This is not about being competitive. It's about opening your mind to new possibilities such as raising finance and making £40,000 profit (cash and equity) from one house that someone else manages.

Once you open your mind to these new possibilities you'll have the proven systems to make possibilities your reality.

You can't control the economy. You can't control if you lose your job. You CAN control who you surround yourself with. When you surround yourself with passionate people who believe they can achieve their dreams. Then you too will achieve your property dreams faster and with more fun,

When you join the **VIP Mastermind**, you surround yourself with other passionate people that are determined to create a portfolio that puts £1 million in their pocket in 10 years.





# For the Next 18 Months, You'll Have Fortnightly Q&A, Support & Accountability Webinars with ME!

For the next 18 months, you'll have fortnightly Q&A webinars for the support, guidance and accountability this program promises.

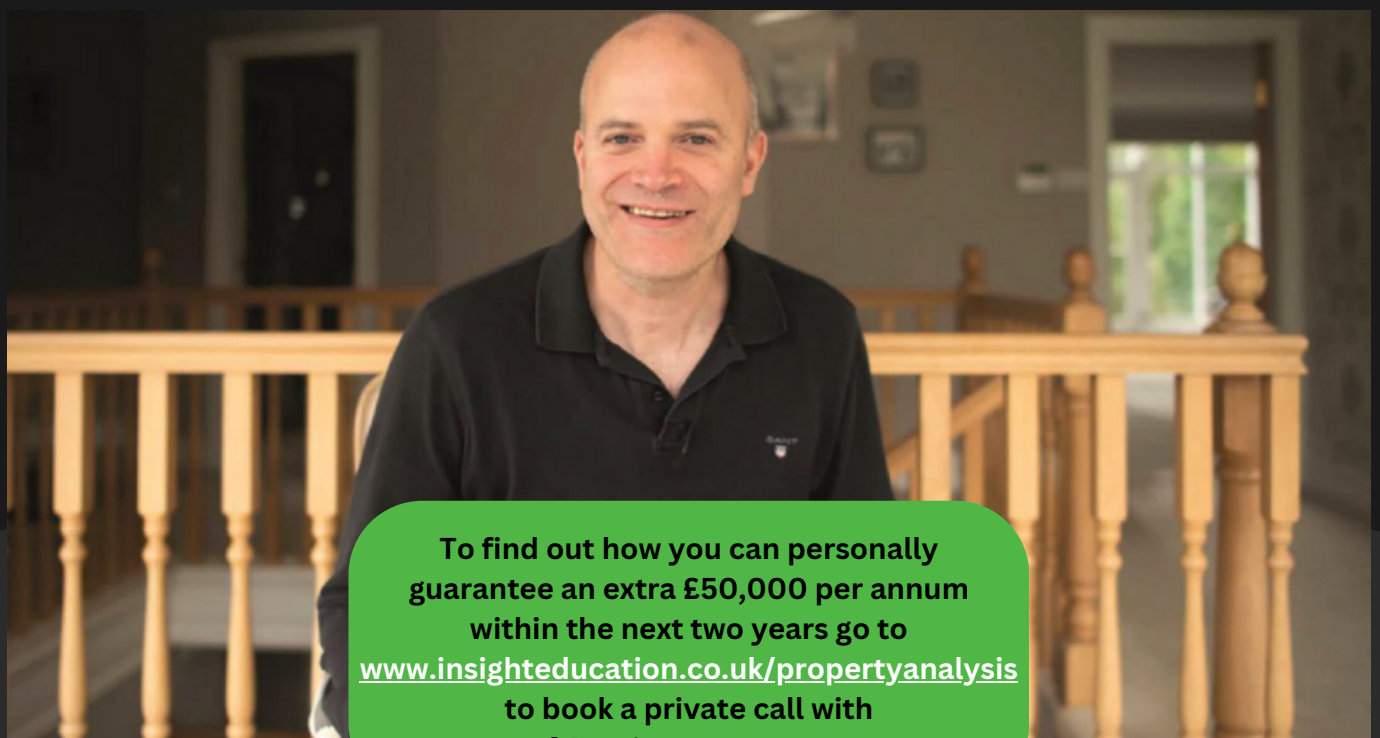
And...

I'm not asking you to drive to Manchester every other week, yes it's great to meet face-to-face but the drive might not be feasible. It could easily be a 4, 5 or 6-hour round trip. That's a huge travel time commitment.

That's why you've got the benefit of the fortnightly Q&A, support and accountability calls with me from the comfort of your home!

You will also get seven bi-monthly accountability sessions with my own personal coach. These are group sessions again on Zoom to save travel time and designed specifically for my VIP members to ensure you get where you set out to achieve.

WhatsApp support to ask me any question you want throughout the 18 months and also have other VIP members with more experience give their views and answers. Team to review your Deal Analysers and ensure you never put your money over the line without it being a great deal and coaches to work with you on your property plan. Building a step-by-step plan from where you are now to financial freedom.



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# 12 Days Live With Me Guaranteed

On top of that, you'll get 12 days live with me guaranteed!

Repetition is the mother of all skill, so you will get huge value out of the live training even if you've completed all the training in The Ultimate Property Success Library.

You see, the nuggets of gold that you find today will be different from what you find this time next year. What has changed? You have changed, you'll discover more detail within the same training. You'll discover new ways to make more money using the same strategy but with less hassle with the same strategy.

So, a 18 month property mentorship program could easily cost £60,000 without the personal support and accountability that I'm going to give you.

The good news is...



I'm not going to ask you to invest £60,000 to join the **VIP Mastermind**. I'm not going to ask you to invest £30,000. I'm not even going to ask you to invest £20,000.

For only £11,250 + VAT you can join the **VIP Mastermind** for 18 months.

The training, support and accountability that you'll receive in this 18 month mentorship will give you a £50,000 (or more) passive income before the end of the mentorship.

And...

When you join the **VIP Mastermind**, I'm going to give you these 4 bonuses...

# #1 Bonus - Partner Gets a 75% Discount

I can't put a value on winning the loving support of your partner for your property journey. What I know is once you have the loving support of your family, your property journey is a lot more fun and that makes you succeed faster.

You see, when your partner knows that Saturday mornings are your property time, a time where you dedicate yourself to create a £50,000 or £100,000 passive income within 2 years. Then there is never any conflict. You don't have to defend or justify that time. This makes taking action easier and more fun... so you succeed faster.

One of the best ways to win the loving support of your family is to bring them with you. That's why I'm giving you a bonus that your partner can join you for just 25% of the normal investment - that's a 75% discount for the second place. And they get everything you get included!

## #2 Bonus - Expert Team

I've spent 20 years building an expert property team. An expert team that use their time and experience to build my property portfolio faster and easier than I could on my own. As you would expect, I've endured the trial and error setbacks to find the best people to build my business.

You can skip that trial and error process because I'm giving you my little back book of property experts.

You'll have access to every single one of the 16 core trades you need to build your property business fast and stress free. You will be able to use my mortgage broker, my accountant, my solicitor, and my capital allowances surveyor.

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## #3 Bonus - Ultimate Document Store

**My exclusive document store gives you access to every document I've used to build my property business over the last 20 years. This one bonus alone can save you hundreds of hours of time and thousands of pounds in legal costs.**

There are documents on every property strategy; Buy-to-Let, HMO, Rent-to-Rent, Options, Holiday Lets, and Serviced Accommodation.

Plus, there are JV and private finance raising documents. ONE of the JV contracts that you'll find in The Ultimate Document Store cost me £2,000.

You'll also get my Standards Manual. This is a 280-page document with the refurbishment standards for every property strategy. This guarantees you don't waste money on your refurbishment. And that you don't create a poor product that will struggle to rent. The Standards Manual cost me £30,000 to create. It took a member of my team an entire year to put this document together. A document that is the Bible in our Done For You business.

There's a 7-page checklist at the back of the manual that you can complete every time you view a property. Then you enter the numbers in the Deal Analyser spreadsheet (also in the document store) and you can make a Yes / No decision about the property and the price you can offer in 5 minutes or less.

**With unlimited access to my Ultimate Document Store, you'll have every document you will ever need to build your dream property business.**

## #4 Bonus - Lifetime Access to the Ultimate Property Success Library

The Ultimate Property Success Library will not only help you cash in on the coming house price opportunities.

It will not only help you build a £50,000 (or more) passive property income within 2 years. It will help you build your dream property business for the rest of your life.

Any time you want to add another stream of property income to your business, all you need to do is dive into another masterclass in the library. There you'll find all the systems, legal documents and connections to get quick results.

Plus, I will update the masterclass when there are changes in legislation or customer demand. So, your investment in the **VIP Mastermind** will last a lifetime.



# You Build a Property Portfolio that Gives You £1 Million Cash Flow in 10 Years or I'll Give You All Your Money Back

As you know, my promise to you is that with the right training, support and accountability you will build a property portfolio that gives you a £1 million cash flow in 10 years.

That means you will...

- **Find world-class discount deals with ease** for every property strategy, so you can grow your property portfolio at the speed of your ambition.
- **Raise private finance with ease** so you can build your property empire with other people's money and still own 100% of the house!
- **Take consistent action to grow your property business with ease** because you have won the loving support of your family.
- **Step out of your comfort zone to use new information with ease** because you have access to me whenever you need it, so you will never take a false step.
- **Building a property power team is nothing to worry about**, I'll give you instant access to mine. I've spent 20-years building and improving a team with the 16 core trades.
- **Focus on one strategy until you get meaningful results** because at the start of the program we'll create a property plan that's perfect for you based on your experience and amount of time and money.

If you don't get ALL these benefits then let me know and I'll work with you to make sure you do.

The bottom line is...

**Within the next 2 years, you will build a property portfolio that makes you a minimum of an extra £50,000 per annum cash flow profit.**

Or...

**I'll give you all your money back.** It's as simple as that.

Quite honestly, **my company would go out of business making that kind of promise if the VIP Mastermind wasn't as good as I say it is!**

I started my property journey with an empty bank account. I took consistent action and got quick results. I know you will reap the same rewards by following the proven systems I'll share with you.

How do I know you will succeed?

Because I've helped thousands of other career professionals with little or no property experience to build a bigger passive property income in 2 years than they dared to dream.

To find out how you can personally guarantee an extra £50,000 per annum within the next two years go to [www.insighteducation.co.uk/propertyanalysis](http://www.insighteducation.co.uk/propertyanalysis) to book a private call with one of Aran's property experts.

# Training, Support & Accountability With a Property Expert Buying Over £10 Million of Property a Year!

When you join the **VIP Mastermind** you can say good-bye to common property problems like finding the deals, raising finance and stepping out of your comfort zone thanks to 18 months of training, support and accountability.

You'll have the answers to questions like, how can I get around the Section 24 tax changes? What's the right strategy for me? And what exactly do I need to do to reach my property goals?

You'll build a property portfolio in the coming house price crash without stress or overwhelm because you'll know what strategy is best for you right now.

To join the **VIP Mastermind** and get the training, support and accountability you need to build a property portfolio that will put £1 million in your pocket in 10 years...

Without risking a penny thanks to my 'build a property portfolio that makes you an extra £50,000 per annum cash flow within two years' or I'll give you all your money back guarantee...

For an investment of only £11,250 + VAT then speak to a member of my team.

One more thing...

## Property Training is 100% Tax-Deductible

Don't forget that all property training is 100% tax-deductible. So if you're a 40% taxpayer, the investment drops to £6,750 + VAT.

If you're currently a 20% taxpayer, then you won't be for much longer! Your VIP investment drops to £9,000 + VAT.



**Your Notes:**







Insight  
EDUCATION

Invest with knowledge | Invest with confidence | Create financial freedom