

VIP Mentorship Program

**How to build a £50,000
passive property income
within 2 years**



How to build a £50,000 passive property income within 2 years

Dear Ambitious property investor

There's an unholy trinity of risks that will burst the 2020 house price bubble and trigger a housing crash as deep or deeper than the financial crisis of 2009.

For the educated investor, this will be the easiest and most profitable time to build a property portfolio since 2009.

For the uneducated investor, this will be a very dangerous time to buy property because a falling market compounds mistakes. So a beginner mistake such as paying too much for a tired property might lose you £5,000 or £10,000.

If you then pay too much for the refurb and it takes too long because you aren't working with good tradespeople then the mistake could balloon to £20,000.

If you then put the wrong tenant in your property the mistake could top out at £25,000 or £30,000.

I don't want you to miss the most profitable property investing moment in over a decade.

And... I don't want you to make costly mistakes that could wipe out your life savings.

The truth about the coming house price crash is that anyone can build a £50,000 passive property income within 2 years... regardless of their



starting point... with the right training, support and accountability.

The way that I will give you the training, support and accountability that you need to safely build a £50,000 passive property income in the coming house price crash is in my VIP Mentorship Program.

The ONLY 2-year property mentorship program

The **VIP Mentorship Program** 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 1,300 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 Mentorship Program** is also the only 2-year program. Why is it 2 years?

Because I know that life can get in the way of the best-made plans. With a 2-year program, I can guarantee that no matter what, you will build a property portfolio that gives you a £50,000 passive income... regardless of your starting point.

The other reason why I've made this program 2-years is to help you build a property business with multiple streams of property income.

You see, 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 your property goals. And I'm going to work with you for the next 2 years to make sure you get there.



All training live & online

The VIP Mentorship Program gives you every property investment strategy live with me. In total, this gives you 19-days live training.

I know that it's impossible to get in an event room right now which is why I'm doing something unique in the industry... I'm giving you all the training online in The Ultimate Property Success Library.

The Ultimate Property Success Library gives you immediate access to every property investment strategy from the comfort of your home.

And...

Later when you want to add another property income stream to your business. You've got everything you need to get stunning results fast is in

The Ultimate Property Success Library.

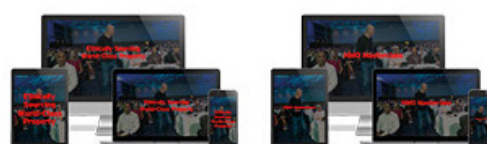
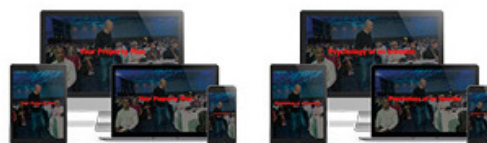
Here's a sneak peek of what's inside...



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 Property** - Value £3,991
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

Total Value - £21,443



The Ultimate Property Success Library

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 lies 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 you today** so you'll take the action you need to succeed.



The Ultimate Property Success Library

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 1,300 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 2 other ways... so your portfolio is 4 times more profitable!
- **Tax secrets** to legally earn a £100K property income TAX-FREE!



Holiday Let & Serviced Accommodation Masterclass

- **The proven system to make as much as £30,000 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 avoid the Section 24 tax changes... and make £1,000 monthly cash flow.



The Ultimate Property Success Library

Ethically Sourcing World-Class Property

- **The 13 sourcing strategies that my team use to uncover £100 million of discount property 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 3 questions that uncover what's more important to the seller than price.



HMO Masterclass

- **The simple system to make £1,000 + monthly cash flow per property**, so you can become financially free with only 5 houses.
- **Where to buy HMOs with high tenant demand.** University towns are no longer the property goldmine because Universities 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.



The Ultimate Property Success Library

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 5 years.



Lease Options Masterclass

- **How you can legally own a house for only ONE pound!** 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.



The Ultimate Property Success Library

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 Lifer 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



The Ultimate Property Success Library

World-Class Team

- **Instant access to my trusted team of the 16 core trades you 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... only 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!**



The Ultimate Property Success Library

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 a 500x 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 hot-cakes...** without breaking the bank. Secrets for every property strategy.
- **How to ethically chase rent with a 20-touchpoint 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 them without the tenant noticing. "Secret" inspections are critical because if a good tenant feels "spied on" they will leave.



The Ultimate Property Success Library

Property Tax & Accounting

- **The one thing you must do to keep your portfolio keeps you 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 4 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-Any-Time Access to a multi-millionaire property investor with 20-years' experience

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

Found a great deal and want a second opinion - just email me and within 24 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 email me what you've written and I'll give you feedback with any suggestions within 24 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 2 years whenever you need support and feedback.



Change your surroundings and you'll change your results

The fastest way to get 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 Norman 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 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 £30,000 profit 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 that believe they can achieve their dreams. Then you too will achieve your property dreams faster and with more fun.

When you join the VIP Mentorship Program, you surround yourself with other passionate people that are determined to create a lifetime passive income that's bigger than a million-pound pension within 2 years.



For the next 2 years, you'll have fortnightly Q&A, support and accountability webinars with ME!

For the next 2 years, you'll have fortnightly Q&A, support and accountability webinars with ME!

Not with one of my students.

And...

I'm not asking you to drive to Manchester every other week. Yes, it's great to meet face to face and right now that's not possible. Not only that, driving to Manchester every other week might not be feasible.

That 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!

Having the fortnightly Q&A, support and accountability calls online gives you the support you need in a practical way. A way that makes the support immune to coronavirus!



19 days live with me guaranteed!

On top of that, you'll get 19 days live with me guaranteed! If we can't safely get into an event room until 2022 or 2023 then that's when we will meet live.

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 so you'll discover more detail within the same training. You'll discover new ways to make more money with less hassle with the same strategy.

So a 2-year 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 Mentorship Program. I'm not going to ask you to

invest £30,000. I'm not even going to ask you to invest £15,000.

For only £10,000 + VAT you can join the VIP Mentorship Program for 2-years (which may be 3 years because of COVID-19).

I know the **VIP Mentorship Program** is worth every penny at that price. I know the training, support and accountability that you'll receive in this 2-year mentorship will give you a £50,000 (or more) passive income before the end of the mentorship.

And...

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



#1 Bonus - Partner comes for FREE

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 FREE bonus that your partner can join you in the VIP Mentorship Program for 2-years.

#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 kissed a few frogs over the years. 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 black 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.

#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. Only 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. You see, 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 crash.

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'm going to update the masterclasses when there are changes in legislation or customer demand. So, your investment in the VIP Mentorship Program will last a lifetime.

You build a property portfolio that gives you £50,000 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 £50,000 (or more) passive property income within 2-years or I'll give you all your money back.

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** because 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 have a £1 million portfolio that gives you a £50,000 passive income or more!

Or...

I'll give you all your money back.

This works for you or it's free! It's as simple as that.

Quite honestly, my company would go out of business making that kind of promise if the VIP Mentorship Program 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 hundreds 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.

Training, support and accountability with a property expert buying 500 houses a year!

When you join the VIP Mentorship Program you can say good-bye to common property problems like finding the deals, raising finance and stepping out of your comfort zone thanks to 2-years 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 Mentorship Program and get the training, support and accountability you need to build a £50,000 (or more) passive property income...

Without risking a penny thanks to my build a property portfolio that puts £50,000 passive income in your pocket or I'll give you all your money back guarantee...

With £40,000 of bonuses...

For an investment of only £10,000 + VAT then go to the URL below to get started...

rebrand.ly/VIPmentorship

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... £6,000 + VAT.

If you're currently a 20% taxpayer then you won't be for much longer! Your VIP investment drops to £8,000 + VAT.



House prices will fall 5% to 10% before Christmas

If you want to cash in on the coming house price crash and build a property portfolio at the best time since 2009... then you've got to act now!

You see, house prices will fall 5% to 10% before Christmas. And we will start to see house prices rise in May or June 2021.

That means there's only a 5 or 6-month window of opportunity to buy property at rock-bottom prices.

If you want to seize this unique moment to grow your wealth faster than at any time since 2009 then you've got to learn these secrets now.

You've got to discover how the 13 sourcing strategies that my team use to uncover £100 million of discount deals every month.

You've got to discover the truth about sourcing through receivers... and why this little known technique brings huge discount deals.

You've got to discover the 37 ways to spot a motivated seller... the only people that will compromise on price. And the 3 questions that uncover what's more important to the seller than price.

You've got to discover the 8 finance methods you must know about... and be able to talk about to position yourself as a property expert.

You've got to discover how to buy a house with someone else's money and legally own 100% of the property!

You've got to discover the one thing you must do to keep your portfolio keeps you Income Tax - Capital Gains and Inheritance Tax efficient.

You've got to discover the easiest way to avoid Section 24 without putting your houses into a limited company! This simple change also gives you 4 times more cash flow!

You've got to discover how to use a hidden tax law to make all your property income tax free for 2 years or more!

And...

You've got to discover how to win the loving support of your family so you can dedicate 5-hours a week to your property business... so you can buy property faster than you dare to dream.

When you use my proven systems to find discount deals you'll be able to easily grow your portfolio at the most profitable time in over a decade.

Plus... my golden rules to buy world-class houses make your portfolio 4 times more profitable and easier to manage. So you reach your income goals faster with less hassle.

There's only 20 available VIP Mentorship places

When you join the **VIP Mentorship Program** I work personally with you for the next 2 years. All the training, support and accountability is with me.

This level of personal involvement takes a lot of my time which is why I'm only able to work with 20 ambitious property investors. Any bigger and I can't give you the support you need.

If you want one of the 20 available spaces to be yours then you need to join the **VIP Mentorship Program today**.

Never before & never again!

Never before have I put all my property training online!

Until now the only way to discover how to use my property secrets was in a live workshop.

Coronavirus has made that impossible which is why I'm giving you all the trainings live and online.

And...

You're getting lifetime access to all my property secrets.

This has never been done before and I'm not going to do it again!

So if you want lifetime access to all my proven systems, specialist tools and connections then you need to join the VIP Mentorship Program today and

claim one of the 20 available places.

To join the VIP Mentorship Program and get the training, support and accountability you need to build a £50,000 (or more) passive property income...

Without risking a penny thanks to my build a property portfolio that puts £50,000 passive income in your pocket or I'll give you all your money back guarantee...

With £40,000 of bonuses...

For an investment of £10,000 + VAT then go to the URL below to get started...

rebrand.ly/VIPmentorship

I look forward to working with you for the next 2 years inside the VIP Mentorship Program.

Look after yourself and the people you love.

Avan Curry



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Information?**

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