



TRIFECTA PROPERTIES

Investor Pack

INTRODUCTION — WHO WE ARE

Trifecta Properties was formed from the love of property by two property investors who sought to expand their unique skills into something bigger. Having met in 2012, they both realised they had a love for property and thus Trifecta Properties was born!

Tommy Giovannelli is a property investor and entrepreneur who's business and IT background saw him want to develop a systematic (and spreadsheet heavy!) approach to property investment.

Justin Eller is an experienced tradesmen, and entrepreneur with a strong IT background who's done everything from fitting boilers to fitting swimming pools! Justin started investing in London in the early '90's and the experience he brings to the team is immeasurable!



Tommy Giovannelli



Justin Eller

SUMMARY

Austerity looks to be here to stay, and with constant political uncertainty who knows when we'll hit a golden era again?

With banks offering a measly 1%pa, why not look to get better returns on your cash, rather than letting inflation eat away what returns you do make?

Trifecta Properties is always looking to extend its investor pool, and we work to match investors with properties and provide competitive returns on their investment.

Your investment will always be secured against the property in question, and we operate with a motto of 100% transparency; we want investors to rest easy in the knowledge that their money is safe and will keep investors updated throughout the process.

HOW MUCH DO I NEED?

Here at Trifecta Properties, we will always work to match investors with a project, and we work across different project price points dependent on the capital at hand. As a rough guide projects usually fall into the below banding:

- Small Projects – Minimum investment of ~£40k
- Medium Projects - ~£80k - £120k
- Large Projects - £120k +

We do appreciate that not all investors will be able to raise capital even for the smallest of projects, but get in touch and we can look to pair you up with a similar investor and/or use other finance options to get you started!

WHAT RETURNS CAN I EXPECT?

All of our returns are guaranteed to beat the high-street bank, with all investments guaranteed and secured against the property.

Here at Trifecta Properties, we look to build a continued relationship with you, the investor, and as such we've structured returns commensurate with that relationship:

- 1st property investment – 6% per project
- 2nd & 3rd investments – 7% per project
- 4th and onwards – 8% per project

We do also offer a bespoke investment service, whereby we offer a profit share on a project-by-project basis – get in touch to find out more!

HOW IS MY INVESTMENT PAID OUT?

Our general strategy at Trifecta Properties is to buy and hold properties, and at first glance this might sound incompatible with a timely return on your investment!

Even for those properties we're not selling on, we always have a plan on returning your investment.

Once works are completed on the property, our finance team will work with lenders to raise a mortgage on the property and this will in effect buy-out your stake in the property (plus your guaranteed returns!), with funds being returned to you once the mortgage is complete.

Another alternative enjoyed by investors is the benefit of compound interest, with investors choosing to roll their capital and returns into another investment with greater returns.

SECURITY & LEGAL'S

All of our investors can rest easy in the knowledge that their investment is secured against the property in question, but what does this actually mean?

We'll put you in touch with our legal team, and once on-boarded with our legal team, they will raise a first charge loan against the property that in essence will secure your funds against the property via a legally recognised CH-1 form.

Should anything happen to us, you can rest easy in the knowledge that your funds are secure, and you'll be paid out first on sale of the property (for both your capital and guaranteed return).

It is also important to note, that we will only ever utilise your funds up to the secured amount i.e. We will cover the development costs of the project from Trifecta's development fund.

We are happy to offer the same great return on the development portion of the investment, if desired, but it is important to note your security would stop at the asset value.

HOW LONG DO PROJECTS LAST

So how long will your money be tied up?

It goes without saying that unfortunately we can't be as prescriptive as we would like, but we aim to complete all standard projects within 6 months, with our exit process usually taking up to 2 months.

Based on this timeline, we advise all investors to expect their funds to be tied up for 8-12 months for worse-case scenario, but we will always aim to get your investment and returns back to you by the 6 month mark, however this is largely dependent on the speed of mortgage lenders at the time.

As an example of a recent timeline:

- Month 0 – Investor funds exchanged for property, with CH-1 form registered as first-charge debt on said property.
- Month 1 to 4 – Property refurbished and mortgage process started to replace investor's funds and guaranteed return.
- Month 6 – Mortgage approved and investor funds, with guaranteed return, paid to investor.

GET IN TOUCH

Are you interested about our investment options, or just want to find out more?

Drop us an e-mail and we can discuss options and/or setup a call for more information:



Invest@TrifectaProperties.co.uk