



**BERKSHIRE CORPORATE**

# **5 TIPS ON HOW TO MAKE YOUR MONEY WORK FOR YOU IN PROPERTY**

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# I. TAKE UP A SECOND SOURCE OF INCOME AND NOT A SECOND JOB

Property is an investment strategy that can offer a diversification of income sources. You can develop and build properties to be sold for a profit which will offer you large chunks of cash over a long period. Alternatively, you can buy and rent properties that will offer you small, regular chunks of cash on a monthly basis. If invested in correctly, property can replace your income entirely or just add to it.

It is important to note that whilst this may seem enticing it is by no means passive or easy. Buying properties means months of sourcing a suitable investment, weeks of viewings, and days of negotiating prices. Property can easily become a second job rather than a second source of income and if you are already a busy individual then this might not be suitable for you.



When investing in property it is important to set your goals. If you are looking to increase your wealth in a way that is passive and allows you to have more time to do the things you love, then property investment may not be right for you after all.

An alternative route to investing in property can be to work with an experienced investment company that will do the groundwork for you. Investing in this way means that you get to benefit from a return on investment. This can sometimes be even higher than a buy to let, without needing to get involved in any of the menial tasks mentioned above. A good property investment company will not expect their clients to do anything but live their lives and do what they love. They will provide regular updates on the property projects that their money is invested in. It is in our opinion, the most efficient way of making money work for you and having a second source of income rather than a second job.



Although your money in the Bank is safe behind a steel vault with layers of security it is still decreasing in value every year. The Bank of England's current interest rate is 0.1% whereas the current rate of inflation is a staggering 0.7%. This means that money in the Bank is decreasing in value by 0.65% a year. It is a difficult concept to grasp but every day we leave money in a Bank account we are decreasing its value and missing opportunity. With that being said it is important to keep a safety net stored away in a secure place with zero risk involved.

The idea of the money that you have sat around multiplying is an attractive idea, but it also carries risk. As serious investors ourselves we only ever advocate investing what you can afford to lose (even if losing it is extremely unlikely). It is a good idea to keep a fall-back amount of cash safe. A standard buy to let property brings an average return of 6% a year (providing the boiler doesn't break) which is substantially more than the interest you get from a Bank.

## 2. THE BEST DAY TO INVEST WAS YESTERDAY

With these figures in mind, you can easily see why people choose to invest in property. At Berkshire Corporate we personally offer an average of 5-10% return a year so, by Investing with us, you aren't just keeping up with inflation you're beating it and making a nice profit on top.

# 3. MITIGATE RISK BY WORKING WITH PROFESSIONALS



Before you picture yourself on a sandy beach resting easy knowing that your money is working hard for you, it is important that you understand the risks involved in property investment; should you not seek the advice and services of professionals. Blindly investing in property is like building an extension on your house without any construction experience; it can go disastrously wrong.

We are not trying to talk you out of investing but hoping to help you understand that seeking guidance and support from professionals before you get started will be the vital ingredient in your success. The best property development companies will pride themselves on risk management, and due to their previous property experience will have a level of credibility that makes them a safer bet than your newbie developer who is seeking investment. Experienced developers will have seen the best and worst of property development and will know what problems can occur on site and more importantly what needs to be done to avoid them.

You will be familiar with the saying “we learn from our mistakes” and in property development mistakes can be costly so we believe that it is always better to save money and learn from someone else’s. The thing with risk is that it can never be avoided completely but it can be mitigated significantly by working with a credible professional.

As experienced property developers, we understand the importance of due diligence, but not everyone looking into property investment does. As a private investor, working with us gives you that clear peace of mind that we are carrying out the necessary investigation to ensure that the property projects we look into are profitable, and safe for our investors to invest in. So, what due diligence is there for you to do if a private investment company are going to do this for you?

**Quite simply, due diligence in the company that you are choosing to invest with.**



## **4. BE THOROUGH WHEN DOING DUE DILIGENCE**

Experienced property developers will have built up a reputation of being open and honest and will have a track record that demonstrates this. One example of what we do at Berkshire Corporate to build up trust with our clients is organise regular calls so we can understand each other's needs and build up good working relationships. When you are investing with a company you should be treated as a valued client and not just a source of income to be used and ignored until the project is complete.

Good property development companies will value your satisfaction as highly as they will value your money and every interaction that you have with them leading up to a development should demonstrate this.

# 5. LEVERAGE OTHER PEOPLES EXPERIENCE

At school copying somebody else's work is frowned upon whereas working hard and doing everything yourself is celebrated. When it comes to property investment the rules are the complete opposite.

As professional investors ourselves we are huge advocates of leveraging other people's hard work so that you can work smart and not hard. Why would you spend your precious time sourcing your own investments and conducting countless viewings when you can just invest in someone else's opportunity for a potentially higher return on investment?

**Investing in property does take time if you want to ensure a good return on your cash. It takes countless hours of research, tens of viewings, and what can feel like an endless amount of rejected offers. By working with an established investment company you can bypass all of these steps and skip directly to your return on investment. Some people like the investment journey and enjoy being a landlord but we feel that it helps to know all of your options before you make a choice.**

It is not just other people's time that can be leveraged but also their experience. For example, if you wanted to start building and developing properties you could begin by renovating run-down homes (like we did) until you had enough experience to start building houses from the ground up. Or, you could invest with an established developer and have your money working for you in those new build projects straight away. The biggest lessons in life come from our mistakes and working with people who have made those costly mistakes themselves will allow you to avoid them in your own journey.





# FINAL WORDS



Thank you for downloading our free eBook and I hope that you got some value from it. Starting out in property can feel completely overwhelming with so many different strategies and options to choose from. It is important that you pick the strategy that fits both your goals and your lifestyle.

At Berkshire Corporate we don't have investors we just have valued clients who we work with as closely as business partners. Your success is as important to us as the development projects that we build and renovate. If you are looking to work with a reputable property company that will help to increase your wealth in a risk-averse way, then we believe you have come to the right company. If you would like to learn more about Berkshire Corporate or just pick our brains on anything property related, then you can do so by booking a free discovery call using the following link: <https://calendly.com/jayproperty> Alternately you can contact us via email at: [partnerships@berkshirecorporate.co.uk](mailto:partnerships@berkshirecorporate.co.uk)

