

Become a Network Partner



PROPERTY
CIRCLES NETWORK

'Your Network is Your Net Worth'

Welcome to

PROPERTY

CIRCLES NETWORK

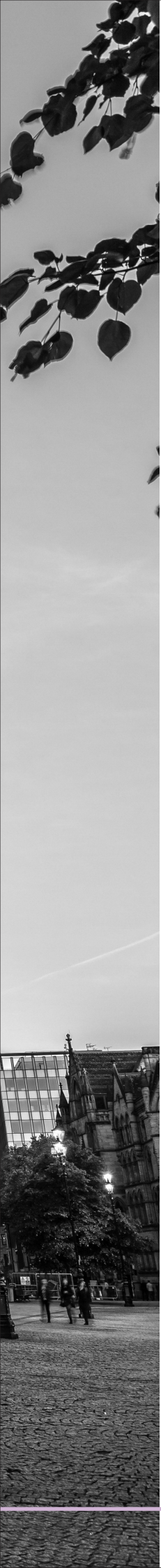
Welcome to The Property Circles Network from its directors, staff and community of investors. To us, property will always be a buzz word so often discussed, researched and talked about. Rarely does any topic create such emotion, the highs, the lows, the tears and the excitement. At Property Circles Network our aim is to help novice and accomplished property investors to start, build and grow their portfolio. We aim to share knowledge, experience and industry leading guidelines that make your property journey an informed decision, rather than a calculated risk. We are there from the beginning to advise and support you.

We bring together leading property experts and professionals all under one roof. They will help fast track your journey with systems, strategies and analysis. Regardless of your level of experience, the ongoing education of how, why and where to invest is a model that continually evolves in line with the latest economic trends. To invest wisely, one must embrace change and adopt the methods of that which is currently successful. The formula of success is to surround oneself with other successful people. There is no better way to achieve your goals than to engage with a community or network of like-minded individuals. The PROPERTY industry is immense and moving in the right CIRCLES will allow you to develop your NETWORK.

As a Property Circles Network host, you will not only fast track your own journey, but you will be helping others. We offer area exclusivity, free education, host set up, ongoing support and the opportunity for you to create an attractive income from a franchise with huge growth potential in a recession proof business. If you are the right individual / couple then please read our prospectus and tell us why!

You could earn a full-time salary on part time hours.





BECOME A PARTNER



Although this is an exciting opportunity, it is imperative that to become a network host we carefully select the right individual or couple. Previous experience of investing, business or networking is not necessary, however, an interest in property is a must. You should also enjoy meeting and helping individuals, have the ability to engage with all kinds of people and have a strong belief in building a community spirit within your local area. As our ambassadors in your local area, we will also be looking for you to possess qualities such as:- good time management, the desire to succeed, honesty and integrity, an initiative in problem solving, professionalism and understanding of how networking and the use of social media can increase your earning potential. If you have the desire to run your own business, then this opportunity can potentially bring you lucrative rewards and improve your knowledge.

Once accepted in to the Property Circles Network, we will provide you with full set up and ongoing support. Our aim is for you to develop your area, which will be offered on an exclusivity postcode basis. With our extensive database of investors and continuing educational events we will promote your name and business. You will procure and build your network through friends, associates and local like-minded people and educate them on the benefits of attending your monthly informative events. With the help of guest speakers and leading property experts you will establish an unrivalled property network community in your area. Pick up a prospectus today or download straight from our website. (www.propertycirclesnetwork.com and select become a network host)

The UK is experiencing unrivalled interest in the latest 'buy to let' boom. Property is often seen as a recession proof income earning asset. In your area you will need to procure investors, landlords, agents, tradespersons, solicitors, surveyors, suppliers, other network events and companies offering alternative property services. You will, through business to business meetings, social media and networking help promote your unique monthly event and therefore enjoy the rewards and pride of becoming the number one property event for like-minded people in your exclusivity location.

Now is the time! We are on the crest of a new property boom. Our postcode territory software will identify your areas demographic profiling and if your application is successful, we will meet with you, help develop your business plan, initiate your start up, set up your first event, engage speakers and provide you with the training and tools necessary for success. Thereafter you will build up your network in your choice of venue at a time and day that suits you. The meetings will be once a month and normally for three hours, either early mornings 7am-10am or evenings 6.30pm-9.30pm. What are you waiting for? Contact us today!

Want to be your own boss? Look no further !

Learn while you earn

- ✓ 90% of Franchise Businesses still operate after 5 years
- ✓ Transparency to ensure that the focus stays on success
- ✓ One of the most exciting professions
- ✓ Be your own boss and start now
- ✓ Multiple income streams
- ✓ Perfect for individuals or couples (and couple alike)
- ✓ Little or no start-up costs
- ✓ Database available immediately
- ✓ Sustainable form of self-employment
- ✓ Full training is provided
- ✓ Ongoing support to grow your business and network
- ✓ You will have fun
- ✓ Reoccurring monthly income
- ✓ Person to person business
- ✓ Good client retention
- ✓ Excellent future value of business
- ✓ Property rental appears recession proof, statistically proven
- ✓ Fast track your own journey
- ✓ Exclusive territories available
- ✓ No entry costs from day one
- ✓ Performance Orientated Systems
- ✓ Networking is a way of life
- ✓ Banks like franchising
- ✓ Learn while you earn
- ✓ No more 9-5 mundane hours
- ✓ No experience necessary
- ✓ People have a fascination with property
- ✓ It makes sense

The franchise industry is booming in the UK, with the number of franchise units increasing by 44% over the last decade. Can you think of any industry more exciting than property?

We are not offering a franchise. It is the opportunity to run a 'franchise type' business without responsibility.





Typical Network Meeting

As a host you will have total authority to arrange your network meeting within your chosen location. You will procure property agents and investors that may be experienced or a novice. There will be many benefits of attending; guest speakers, education, legal updates, investment properties for sale, taxation, landlord legislation, finance options and much more. However there will also be a common theme, you the host and attendance by PCN directors, as well as local letting agents.

The venue will be a local hotel or business centre, specifically chosen based on ease of access, parking, room facilities and ambience for networking pre and post meeting. Typically the event will happen on a Monday and Tuesday evening between 9pm and 9pm. Once established, expect 40+ attendees. As a host you will establish and build a professional business relationship with all your contacts. We confidently anticipate you would be the leading property network event in your area.

For all your hard work and initiative, expect to earn good commission and incentives. Property Circles Network will provide numerous opportunities to enable you as a host to 'earn while you learn'. There will be multiple income streams available to the right person. Do you have the personality, organisation, skills, confidence to promote our services, willingness to learn and above all, determination to succeed? We offer part time hours, exclusive territory, freedom of choice and above all, the most exciting property opportunity.

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Your Network is your Net Worth

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PROPERTY INVESTMENT TRAINING AND SEMINARS

- Opening doors to determine your future
- Why property?
- Build your power team
- Wealth creation management
- Systems, strategies & success
- Mindset of property investing
- Financial freedom through property
- How to buy and sell at auction
- JV's & NMD Structuring process
- Find & trade BMV properties
- Understand leveraging & equity release
- Inflation proof asset sourcing
- Property deal packaging
- Build your property portfolio
- Passing on your legacy
- Rent 2 Rent
- Overseas Investing
- Business plan & development
- Top tips from leading experts
- Marketing your property
- Housing act legislation
- Legal & taxation set up
- Be your own letting agent
- Think like an Estate Agent
- Lease options & analysis
- Refurbishing on a budget
- Planning & building regulations
- Good debt Vs. bad debt analysis
- HMO blueprint training programme
- Possession, Arrears & Tenant eviction
- Lifestyle success coaching
- Commercial to Residential
- Serviced Accommodation
- Buy, Refurb, Resell

Property Circles Network provide regular investment seminars and property presentations. This allows you the benefit of attending to further your knowledge and understanding of why property investing is the chosen asset class of the rich. Our in depth events are professionally structured and delivered by our team of carefully selected experts.

If you want to invest.....Invest with the best!



YOUR PASSPORT TO FINANCIAL FREEDOM

The Mastery Programme and training methods will constantly evolve to keep pace with the UK property investment market. If you would like to discuss the substantial benefits of enrolling, a member of our senior team will always be available. Our philosophy is to empower you with the knowledge of our experience in an ever changing sector. The Property Circles Network Power team make your journey an informed decision rather than a calculated risk! You can start your journey at any time. Thereafter the following 12 months will be systems, strategy, development, learning and implementation. All we ask is for your commitment and desire to succeed.

- Attendance to our 3 day 'invest with the best' Property Bootcamp
- 12 x monthly members only meetings
- 1-2-1 initial consultation and strategy with directors
- Allocated senior portfolio manager
- Concierge service to all VIP Mastery members
- All publications and manuals free in introductory year
- Help in the structure of business development plan
- Access to Property Circles Network Power team
- Direct contact with directors for ongoing support
- Access to members only area of the website
- Free unlimited access to training days in year one
- Use of our Property Problem Clinic for assistance
- Preferential rates for special weekend events
- Access to finance and funding decision makers
- Annual conference invitation for two people
- Free consultation with Sedulo Wealth & Tax Management
- Regular updates to your customised membership pack

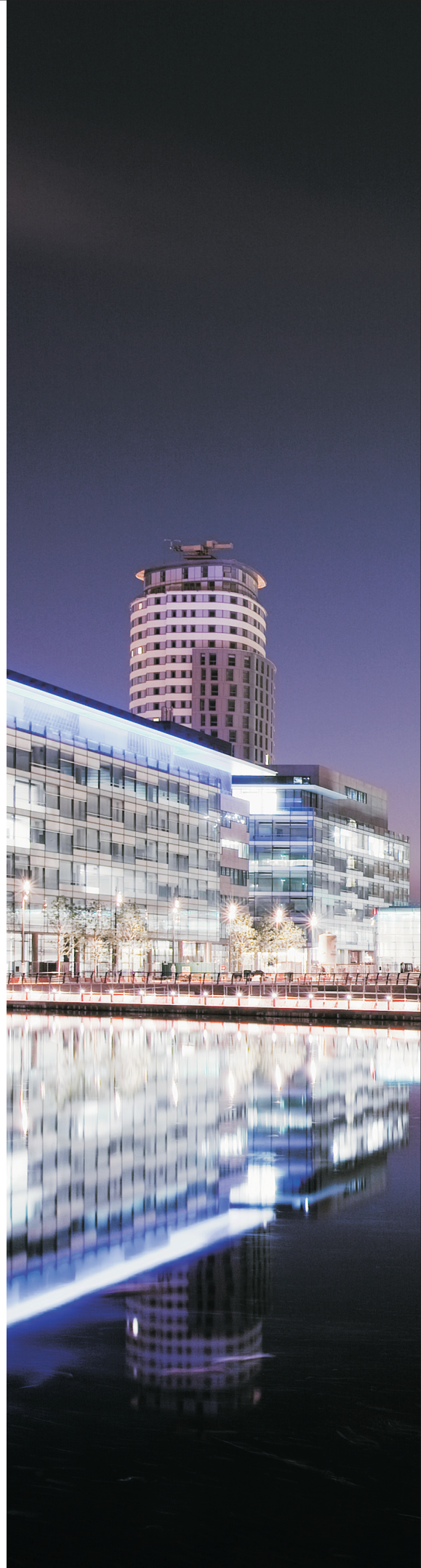


An investment in knowledge always pays the best interest
Benjamin Franklin



IS MY PROPERTY INVESTMENT SAFE?

- The property rental market appears recession proof
- Rents are set to rise, as does tenant demand
- Landlords constantly increasing their portfolios
- People have a fascination with property, it's interesting
- Property will always have a value, unlike stocks and shares
- Rent can be guaranteed making it an attractive investment
- The average age of first time buyers is nearly 40
- Over 4m private rented sector homes, 1.8m landlords in the UK
- The UK has a huge and expanding student market
- The UK is often the No1 choice for foreign investment
- Interest rates are historically low in the UK
- Rent usually covers the mortgage payment
- Future equity growth offers potential for equity cash release
- The Barker review predicted a major housing shortfall
- As developers build less homes, demand will outstrip supply
- Income earning and leveraging assets
- Growing and ageing population
- Banks love property, it's proven
- Pensions are collapsing and remain unpredictable
- Another 'Buy to Let' boom imminent
- Expanding transient workforce
- High divorce rates – more tenants
- Housing is a basic requirement, we all need somewhere to live
- Money price data is consistent and encouraging
- The owner chooses the tenants
- What, if any, is the safer alternative?
- Tenants usually pay all the expenses
- Low level entry (deposit)
- UK cultural trends for home ownership
- Town and country planning act 1947 is a major factor
- UK rich list of 500 is property driven
- Greenbelt restrictions means land shortage
- Property is the asset class of the rich
- The 17 year itch



PROPERTY CIRCLES NETWORK.... OPENING DOORS TO YOUR FUTURE



Become a host

- Network attendance fees are yours after expenses
- VIP mastery referral commission for uptake
- Event sponsorship, banners and newsletter commission
- Guest speaker attendance fees are yours if charged
- Free attendance fees are yours if charged
- Free attendance at all Property Circles one day events
- Trade Directory referrals commission
- Annual renewal fees commission
- Full training and ongoing support
- Freedom and flexibility of hosting
- Possibility of earning full time income
- Part time hours of your choice
- Sustainable franchise model
- Re-sale value of franchise disposal in future
- Initial marketing material supplied
- Be part of the property boom



Lots of people want to ride with you in a limo, but what you want is someone who will take the bus with you when the limo breaks down

Oprah Winfrey



DON'T JUST TAKE OUR WORD FOR IT!

I first met James McGing in 2005. His knowledge and experience was inspirational and informative. I wanted to get into property as soon as I heard him speak in front of a packed crowd at the Radisson Hotel in Manchester. The audience was entertained and loved his honesty and passion for property. If you are contemplating attending their events, you won't be disappointed! Thanks to them I now have 13 properties.

Mrs Rion T...

Their training courses are excellent. I did not realise how much I did not know. My strategy was to buy at auction or through Estate Agents run down properties. James and the team found me my first two properties at great discount. They oversaw any refurbishments and helped me acquire finance as well as finding me tenants.

Mrs J.C.

I met James and the team back in 2009. I already had a large multi-million portfolio in London and Fylde Coast. When I listened to their logic and talking, it made me realise I was resting on my laurels. James is a very motivated guy. What he does not know about property is not worth knowing. When I first got in to property 20+ years ago I made many mistakes and had no friends. This guy is the real deal. If you need convincing attend one of his events.

Paul D...

When my wife and I first met James and his team about 10 years ago we had one property, now we have sixteen. After our meeting, with their help we not only have a good passive income portfolio but we have acquired a lovely family home from the profit and equity release.

Mr C.T

I did not know much about property investing. Obtaining finance was easy but where and what should I buy. They held my hand and advised with meticulous attention to detail. Before I knew it, I had my first 10 properties in Manchester, Liverpool and Bolton areas. I never looked back and a big thanks to the guys for all their help and continued support.

Mr Seamus F...

P.C.N helped and advised on my first property in 2007. He negotiated a 20% discount on a new property in Salford Quays. After attending their training seminar, I have never looked back. They also collected my rents which is no surprise as their lettings business had won lots of awards. These guys know their stuff.

Mr David Co...

We bought our first property with the help of PCN.

We were a little apprehensive at first but the Directors and staff soon put us at ease and guided us through each stage of the process. We wouldn't be on our landlord journey without them. Thank you James and Property Circles Network team.

Mr and Mrs M.



WHATS THE NEXT STEP?

STEP 1

Call or meet for a chat

STEP 2

We research if network hosting is right for you

STEP 3

Attend a discovery day or agree a formal meeting

STEP 4

Sign a Confidentiality Agreement

STEP 5

Territory Plotting and S.W.O.T Analysis for your area

STEP 6

Formal offer to become a network host

STEP 7

Business plan and strategy development

STEP 8

Dot the I's and cross the T's

STEP 9

Training at head office for 2 days

STEP 10

Good news – make the most of being a host!



When considering an opportunity we believe the package offered must be carefully analysed.

- Do they have experience in this field?
- When did they, as a company, start trading?
- Can you meet the directors/principles?
- Will they allow you to speak with their clients?
- What are the long term objectives?
- How good is their website?
- What are the rewards for me?
- Does Property Circles excite me?
- Do I like a new challenge everyday and meeting new contacts?
- If the answers are all positive for me? Time does not stand still!



The very first step towards success, in any occupation, is to become interested in it

Sir William Osier



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