

How Estate Agents Can Make £000s with the Ahuja Group Investor Network

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1. Who are the Ahuja Group

We are a property sourcing company and we source no money down deals for our extensive client base.

Here are some facts and figures about us:

Established 5 years
425+ clients
10 staff members

When we get the right deal we sell it in minutes. This is because we have more demand than supply hence making this considered approach to you!

The right deal is explained next.

2. What we are looking for

We are looking for properties for sale where:

1. The vendor will accept a minimum of a 25% discount to current market value
2. The vendor agrees to put the sales price at current market value
3. The vendor agrees to pay a finders fee which is equivalent to the discount.
4. The property generates at least £100 per month positive cashflow when rented after mortgage costs.
5. The vendor agrees to use our solicitor which we will pay for to handle the sale.

So lets say for example you have Mrs Smith who has her house up for sale with you for £99,950. It is worth £99,950 all day long.

But Mrs Smith is in a hurry to sell. She has had no offers but you know she will entertain a sensible offer.

Our investor network could buy this property if Mrs Smith accepts to sell her property for £99,950 and pay a £25,000 finders fee thus receiving a net price of £74,950.

If she agreed to this and used our solicitor to handle the transaction which we will pay for then you have just got yourself a sale!

Our investors can complete in 6 weeks and some deals have been going through in 4 weeks.

We currently work with around 75 estate agents all around the UK.

3. How it works

Using the example above the transaction is structured as:

Agreed selling price	£99,950
Finders Fee	£25,000
Net price	£74,950

The mortgage application states the purchase price is £99,950 and we expect the valuer to be told the purchase price is £99,950 because it is!

If the property gets a valuation of £99,950 then bingo! The deal will sail through as the lender will lend based on this value which means our clients can acquire this property with very little money down.

This transaction structure is fully law society compliant and CML compliant.

Full disclosure is applied and the lender is well aware of where the deposit is coming from, the purchase price and the finders fee.

4. Dealing with your objections

- *It's dodgy!*

This system is not illegal. If you want this system to be checked out by one of your solicitors then we will be happy to do this. They will have to sign a non-disclosure agreement as a matter of course but we can assure you we would not be doing this if it was!

- *You lose out on the kick back commissions from the solicitor, mortgage broker and insurances*

This is true. However you will get the selling commission. You can add additional charges payable by us on completion IF the numbers make sense. That is to say the deal still looks attractive to our investors even with your additional charge.

We are happy to negotiate any terms you wish to impose.

- *We promise the world but will not deliver*

Try us out! You can be assured that the first deal you can get for us will have our utmost attention because it will be our first. We will want to impress.

We really do have 425 clients and we are very well respected within the property investment community. The founder has written 12 books on property investment and has a loyal and dedicated following.

You can also get a reference from some of the estate agents we currently use. Just ask.

5. Want to know more

You can contact us and we will be happy to tell you more about how we can work together. Our direct contact is:

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