



Your Property Associates Ltd

Investor Prospectus –
May 2025





Welcome to Your Property Associates

Your Property Associates Ltd (YPA)
connects investors with high-potential,
ethically sourced UK property deals.

We specialize in Buy-to-Let (BTL) and Buy-
Refurbish-Refinance-Rent (BRRR) strategies
in Surrey, Middlesex, Greater London and
beyond.

Our mission is to help everyday people
build long-term financial freedom through
smart, transparent investing.

Why Invest in Property?

Property is one of the most stable and proven asset classes available.

Key Benefits:

- ✓ Capital growth over time
- ✓ Reliable rental income (cashflow)
- ✓ Ability to leverage mortgage finance
- ✓ More control than stocks or crypto
- ✓ Tax-efficient structures available



Our Specialist Investment Strategies

BTL & BRRR

We mainly focus on TWO powerful, proven strategies:



Buy-to-Let (BTL):

Long-term rentals with steady monthly income. Ideal for building passive cashflow.



BRRR (Buy-Refurbish-Refinance-Rent):

Buy at a discount, add value through refurbishment, refinance to pull capital out, and hold for cashflow + growth.

Where We Source & Why

We focus on sourcing in:

- Surrey
- Middlesex
- Greater London
- South-East England


Why?

- ✓ Strong rental demand
- ✓ Regeneration projects
- ✓ Transport links & commuter appeal
- ✓ Below-market-value opportunities
- ✓ Proven capital growth potential



Top 5 Investment Hotspots Surrey & Middlesex (2025)

1. Sunbury-on-Thames – 12.5% growth in 2024, UK's highest



2. Ashford (Surrey) – Affordable, high tenant demand



3. Staines-upon-Thames – Corporate access, great yields



4. Farnborough – £100m+ regeneration underway



5. Camberley – £200m town centre redevelopment

Surrey & Middlesex Sample Deal Metrics

Sunbury:
£350k | £1,600
rent | ROI 5.5%

Ashford:
£300k | £1,500
rent | ROI 8%

Staines:
£325k | £1,725
rent | ROI 9%

Farnborough:
£275k | £1,350
rent | ROI 7%

Camberley:
£280k | £1,400
rent | ROI 7.4%

Figures for illustrative purposes only. Always seek independent financial advice before investing.

Investor Deal Strategy Examples – BRRR & BTL

Strategy 1: BRRR – Ashford (Surrey)

Purchase Price: £270,000

Refurb Cost: £20,000

Total Spend: £290,000

End Value (Post-Refurb):
£325,000

New Mortgage (75% LTV):
£243,750

Total Cash In: £98,500

Cash Pulled Out on Refinance:
£41,250

Money Left In the Deal:
£57,250

Monthly Rent: £1,500

Monthly Mortgage Payment:
£1,112

Net Cash Flow: £388/month

**ROI (Return on Cash Left In):
8.1%**

Strategy 2: Buy-to-Let – Camberley

Purchase Price: £285,000

Deposit (25%): £71,250

Stamp Duty & Fees: £9,750

Total Cash In: £81,000

Mortgage (75% LTV): £213,750

Monthly Rent: £1,600

Monthly Mortgage Payment:
£1,153

Net Cash Flow: £447/month

Annual Cash Flow: £5,364

**ROI (Return on Cash
Invested): 6.6%**

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The YPA Investor Process





Next Steps & Contact Info

Ready to take the next step?

- ✓ Join our vetted investor list for early access to high-yield UK property deals
- ✓ Let us source your next high-return property

✉ info@yourpropertyassociates.co.uk
🌐 www.yourpropertyassociates.co.uk

Let's build your legacy together!



Your Property Associates Ltd is fully insured and compliant with ICO, AML and PRS regulations.