

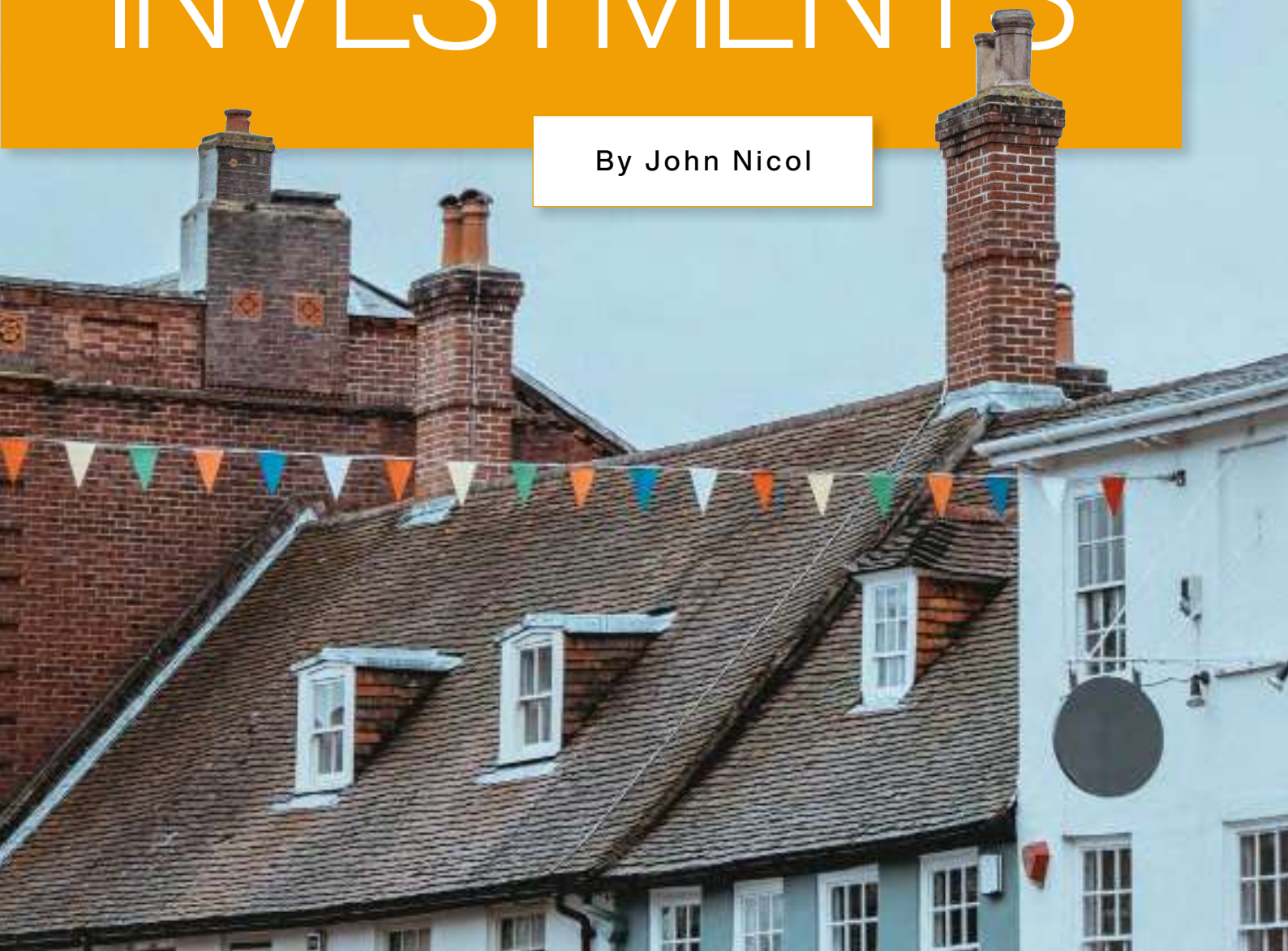


Ascension

WHAT TO EXPECT WHEN INVESTING WITH

ASCENSION PROPERTY INVESTMENTS

By John Nicol





INTRODUCTION

If you've been considering your options as a property investor, you may be wondering what's out there, and how you can make the right choices.

Whatever your motivation for investing in property, whether it's future-proofing your family or you're just looking to grow your wealth in a more ethical way, you're probably taking a breath before you jump in. And that's okay. In fact, it's recommended.

Property investment can be quite an intimidating prospect. We get that. No-one wants to be bombarded with lots of jargon and complicated descriptions, and we're keen to offer something a little different.

By reading this guide, you'll learn:

- 01 How Ascension can help you invest in property
- 02 An overview of all the services we offer
- 03 A step-by-step look at our process
- 04 Your next steps to successful property investment





HOW ASCENSION PROPERTY INVESTMENTS CAN HELP

We specialise in helping you grow your wealth using ethical, sustainable means, and offer a variety of strategies that are tailored to fit your needs. We're here to help you at every stage of your journey, with our own dedicated in-house team.

From your initial consultation we'll help you decide what will work best for you, and provide expert advice on each investment strategy, keeping you informed right through the process using jargon free, non-corporate language.

We provide the highest level of support to all our clients, and understand the importance of peace of mind when it comes to trusting us with your money.

AN OVERVIEW OF ALL THE SERVICES WE OFFER

- 01 Buy-to-flip properties
- 02 Buy-to-let properties
- 03 Assisted Sales
- 04 Buying off-plan property
- 05 Property sourcing
- 06 Business acquisition
- 07 Land acquisition and development
- 08 Property portfolios
- 09 Commercial to residential

Below, you'll find a little more detail about each service I provide - that way, you can consider which of these options interest you, and whether you'd prefer more information about these services before moving forward.



BUY-TO-FLIP

If you've always liked the idea of renovating a property and selling it on, Ascension offers an ideal opportunity to realise your goals. We understand the market and where to find the ideal property, and are always up for the challenge.

Using strictly ethical methods in accordance with our ethos and values, We'll research the listings, network with potential buyers and negotiate on investors behalf to achieve an excellent return on your investment



BUY-TO-LET

Want to find the inside track on buy-to-let? You can find advice on mortgages, assured income and the best way to find tenants. You'll also find everything you need to know about surveys, insurance quotes, and the all-important safety certificates.

If that sounds a little overwhelming, don't worry, we'll guide you every step of the way. You can relax while a letting agent secures your tenant and takes over the running of the property, allowing you to enjoy a regular, passive income.

You can be sure of a principled, ethically solid approach to everything we do. Every property is thoroughly surveyed and checked to ensure it meets the relevant standards as both a home and an investment.



ASSISTED SALES

Would you like the chance to invest in property without the need for a mortgage and enjoy a good profit margin from the value uplift? Assisted sales, undertaken efficiently and with due diligence mean that everyone can benefit.

Our motivation is about more than money. We employ proactive strategies, and love the challenge of a multi-party endeavour. Helping people is at the heart of what we do, and seeing an assisted sale through to the happy end is a very rewarding experience.

BUYING OFF-PLAN

The idea of buying a property before it's even built can be daunting, but we'll advise on all the key aspects for your complete peace of mind so you're fully informed not only of the risks but how we'll work together to mitigate them.

We'll deal with the all-important step of sourcing and reserving a property, help you seek and apply for the right mortgage and be responsive and efficient through the build process, checking everything is progressing according to your specification.



PROPERTY SOURCING

Good property sourcing means a commitment to listening to what our clients need and adhering closely to the brief. Whatever your specifications, you can be assured that no time will be wasted in delivering the property you're looking for.

We have a trusted, close knit team who can source what you're looking for and make sure everything goes smoothly. We don't cut corners and you can enjoy complete transparency about the process.



BUSINESS ACQUISITION

If there's a business that could benefit from TLC, and has the kind of track record we're looking for, you might want to consider being part of the support package that gives it a lease of life.

Sometimes it just takes a nudge in the right direction from a trusted, dependable source to get everything back on track again, so whether you have a business in need of help, or you'd like to be part of a fresh start for one, we would love to have you on board

LAND ACQUISITION AND DEVELOPMENT

We have a skilled, professional team to help source land for new build developments, who relish the challenge of creating something completely new and ethically sound that will be a benefit to the community around it.

When it comes to land acquisition and development, we're only interested in the kind of venture that benefits everyone equally, that means building materials of the highest quality and standards and using renewable energy where possible.



PROPERTY PORTFOLIOS

If you like the idea of investing your money in a property portfolio but aren't sure where to start, we're happy to talk you through the process and what it involves. You can invest in a ready-made portfolio or we can help you create your own.

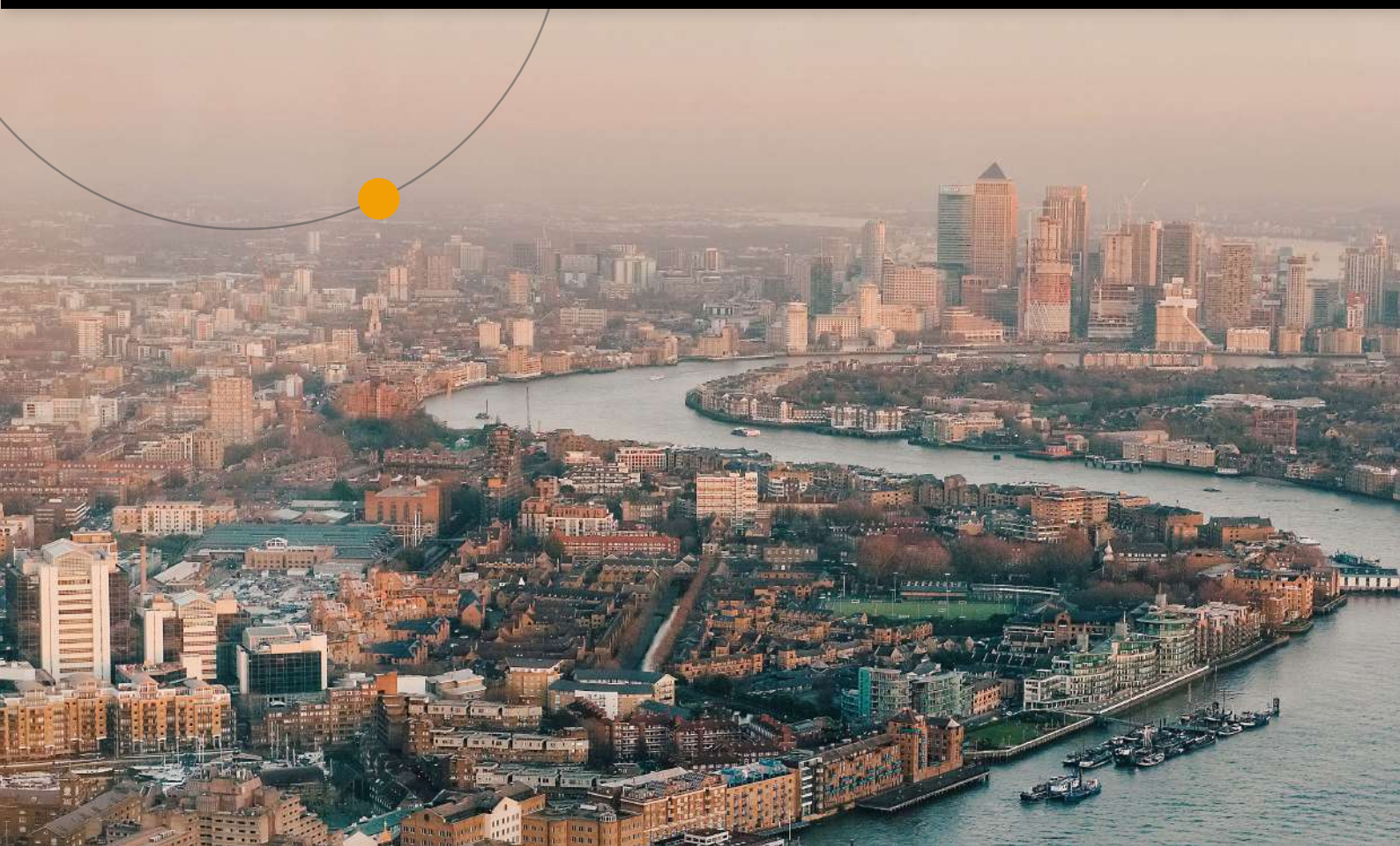
All our properties are sourced and acquired in-house, so you know exactly where your investments are and what they comprise. You'll have the peace of mind of absolute transparency at every stage of the process, and that's the way we like it too.



COMMERCIAL TO RESIDENTIAL

Commercial to residential projects is the kind of challenge we really enjoy, turning an unused space into a valuable home for someone, but, like all our ventures, we take our responsibilities very seriously.

This means that we commit to doing our due diligence in order to minimise any negative impact on the environment and the community long before our investors get involved, so there's no unwelcome surprises along the way.



WHAT TO EXPECT FROM ASCENSION: A STEP-BY-STEP PROCESS

Below, we've outlined exactly what you can expect from the moment you get in touch with Ascension:

01 BOOKING A CONSULTATION

From the moment you get in touch with us, we aim to call you back within 24 hours, when we can arrange a consultation at a time and place that suits you.

A member of our friendly, dedicated team will then be able to visit you and have a chat about your investment requirements and what you're looking for. They'll listen to your needs, and advise on what to do going forward depending on your circumstances.

02 DISCUSSING YOUR PROPERTY GOALS

We have a duty of care to make sure you are fully informed about all the investment strategies available to you, and will take the time to answer any questions or concerns you may have.

Because we remember what it feels like to be at this stage, we're happy to go at your pace and there's zero pressure. If you need more time to digest the information, we're happy to confirm what was discussed over email.

03 DUE DILIGENCE

Once you decide to go ahead with your chosen investment, it's up to our legal team to do our due diligence and make sure everything is in order. We'll need to see proof of funds and undertake various checks.

Due diligence is absolutely essential and we can't move on an investment without it, but we'll stay in touch with you throughout and keep you up-to-date on any developments.



04 FEES AND CONTRACTS

It's at this stage that agreed fees will be paid (usually sourcing fees, but may be different depending on your requirements) and contracts drawn up in accordance with the criteria discussed with you.

Once you're happy with the results, we'll arrange to take an initial amount as a deposit for securing our services, and the process can begin.

05 SIT BACK AND RELAX

Now is the time for you to relax and for us to hit the ground running. You can be confident that we tackle each new project with the same enthusiasm, duty of care and attention to detail.

We'll be here for you 100%, and keep you informed on our progress every step of the way. Whether you've asked us to source land or acquire property, our level of service and dedication remains the same regardless of your level of investment.

THE NEXT STEP

If you want to find out more about what Ascension Property Investments can do for you, we recommend getting in touch with us by booking a consultation via Calendly, telephone or email.

A member of our friendly team will be able to advise you on the best way to go about gaining information on any of our services, so please don't hesitate to contact us.



READY TO START YOUR STRESS-FREE PROPERTY INVESTMENT JOURNEY? THERE'S NO BETTER **TIME TO INVEST**

Book your free, no-strings
consultation with Ascension
Property Investments

today - we'll take the time to
understand your goals and see
how we can help

YES! BOOK MY CONSULTATION

