



EducatedInvestment ProgressiveProperty

“ProgressiveProperty save You time and make You money by building and managing a ‘hands-free’ property portfolio that You can retire on enjoying financial independence”.

YourCompany

The Concept

Imagine a life just the way you want it...

Progressive Property has been born out of various experiences within the property market and the fine tuning and development of a consistent business model over a period of 4 years.

Mark began investing in property in 2004 and in that time became business partners with Rob, an investor and coach, where they began buying heavily together.

In that time the business founders have bought new and existing property, apartments, houses, homes abroad, houses of multiple occupancy and had the trailblazing attitude that in order to get the true education in the property market, you have to physically do it.

Making it happen

With the constant desire to improve, gain feedback, learn from mistakes (there are no real mistakes other than not taking action!) grow, and most importantly build great relationships, Mark and Rob designed a business model based on extensive research, study, focus, reading, mentoring, and then repeated testing.

Having found and researched many things that do not work, learned many lessons, grow and gained experience the Progressive Property business model has now been created.

The result is a totally systemised approach to buying property as a vehicle for becoming financially independent.



ProgressiveProperty

Educated Investment

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: [click here now](#)

0001

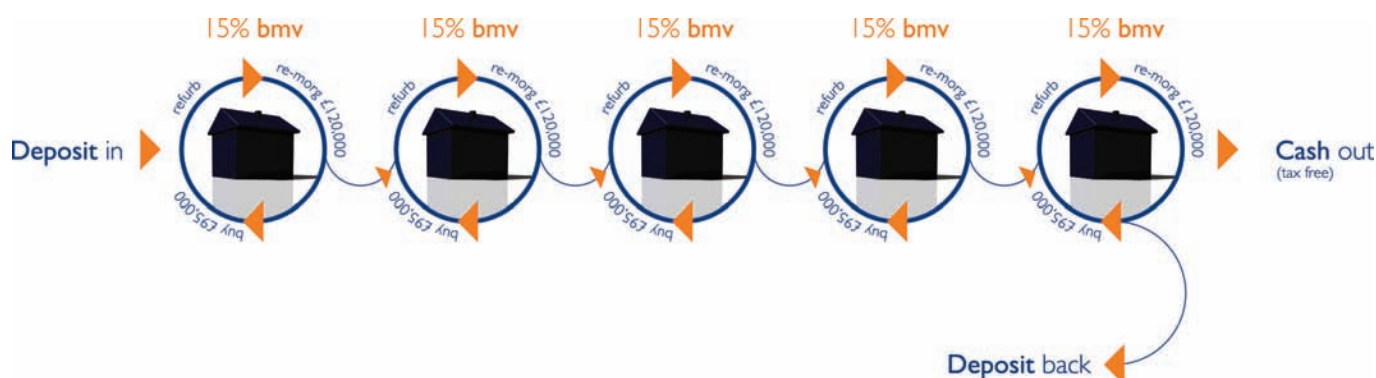
The Concept

The continued process of sourcing at considerable discount, valuation and purchase,

refurbishment and revaluation produces a buying process that, excluding fees, can be achieved with little or no money 'left in' a property; or an infinite return on investment.



ProgressiveProperty



This system has become hugely popular with the continual demise of a secure pension, the solid investment case for purchasing existing property, and the care and attention to detail that have enabled Mark and Rob to become serious property investors.

To view the Progressive Property Product, Please view the Progressive Product Pack attached to your e-mail [click here if you do not have it] and to find out more about Progressive Property and Rob and Mark, please continue reading.

EducatedInvestment

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: click here now

0002



ProgressiveProperty

MarkHomer

Author, Director and Co-Founder of Progressive Property

Mark has had an Investor/Entrepreneur streak in him from an early age.

He has had several successful small businesses and has many investments in the stock market, bonds and foreign currency.

He was obsessed with finding the very best investment vehicle and was in a position where he could measure the results of his existing portfolio with the newer developments he was also involved with.

Mark has, in his opinion, found the very best investment model and the result was the conception of Progressive Property Ltd.

Mark is Progressive's dealmaker. He has a sixth sense about property and has done since an early age and is regarded as one of the biggest investors in Peterborough.

His strengths include property sourcing, dealmaking, finance, management and maintenance.

His extensive knowledge of the property market and how to leverage enables him to find You the best possible properties and make them work for You.

What Rob says about Mark:

'Mark is committed, energetic and focused on today. He is great at finding evidence and with all areas of finance. He makes deals work unlike anyone else I know'

To read more about mark click here now

Having a degree in International Business Economics and being financial grounded is a huge asset for Mark.

This has helped him amass a diverse portfolio of property worth several million pounds in a short space of time.

Mark can be found either running or at the gym most mornings which gives him great energy for the day. He loves travel, all aspects of business and investment, reading, studying and growing as well as networking and socialising.

EducatedInvestment

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: click here now

0003



ProgressiveProperty

Rob Moore

Author, Director and Co-Founder Progressive Property

Rob is a trained coach and self made businessman and full time property investor. He regularly speaks at events on business, property and personal development and featured in a prime time TV show for Living as a Mentor:

<http://www.livingtv.co.uk/>

<http://www.thebusinesschannel.com/>

Rob became director of a new build property investment company previous to Progressive after realising the potential of property and learned a huge amount about 'what really works' in property investment.

Rob now concentrates on building his portfolio the Progressive Way, writing books and is head of marketing for Progressive Property.

His strengths include writing, speaking and all forms of communication [and likes to leave the details and mechanics of property investment to Mark as he just likes the end result: the future security].

"I want the Baby not the Labour pains :-)"

What Mark says about Rob:

'Rob is a creative and visionary thinker. His positive mindset and ability to see outside of a problem enables us to achieve levels of success I never thought possible. Rob is always reading and finding people who can teach him things he needs to know. Rob does not understand failure and loves everything he does'

For more about Rob click here now

In 2006 Rob earned more than he had in his previous 6 years and realised that he had found his true vocation and purpose in life, both financially and emotionally.

Rob loves martial arts and going to the gym to balance his love for food and dining out. He still has a huge passion for art, architecture and music and feels that creativity is vital to his personal and business life.

EducatedInvestment

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: click here now

0004



ProgressiveProperty

Mark&Rob

As you will discover, Rob and Mark are two very different people with similar interests and it is this combination that has made them successful in their partnership.

Everything that Progressive Property help You achieve is exactly what Rob and Mark do for themselves.

Progressive Property now have a growing team to help look after your assets and are based in Peterborough, where We have full control of your portfolio.

Mark and Rob, both directors of previous property companies, have forged a strong relationship and started buying property together heavily.

In 2006 they bought around 20 properties together, Rob trained as a Life coach and became a master NLP practitioner, as it is their belief that skills in helping other people are paramount in personal success.

They also became published authors of:

“The 44 Most Closely Guarded Property Secrets”

“Make Cash in a Property Market Crash”

EducatedInvestment

Post

Progressive Property,
Suite 5,
Queen Street Chambers,
Peterborough,
Cambridgeshire
PE1 1PA

Telephone

0845 130 9505

Fax

0845 130 9506

Web

www.progressiveproperty.co.uk

E-mail

robmoore@progressiveproperty.co.uk
markhomer@progressiveproperty.co.uk

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: [click here now](#)

0005

Why Invest?

It has been said that you cannot work or save your way to financial Independence, which is defined as the length of time that you can comfortably live without the need to work or exchange time for money.

Indeed many of us have got into the trap of working more and more yet not achieving the happiness or lifestyle that we really want.

At Progressive it is our true purpose to help people to financial Independence.

This is inherent in our mission. (Page 00013)

We believe that it is the right of everyone to be in such a position, that there is more than enough money in the world for us all to be millionaires and that there is a simple system that we can follow in order to achieve the lifestyle we desire:

This is where Progressive Property was conceived.

Without investing capital and making our money work for us, we will never be in a position to do the things in life that we really want to do.

A Savings Account is not suitable alone due to the low real returns after the devaluation of money over time (inflation) is accounted for. As soon as we start to live from savings they diminish, and money from earnings will only come for as long as we are working.

Knowing that we do have a choice, what choice would it be for You now?



ProgressiveProperty

Ask

about our 5 step investment programme



Educated Investment

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: click here now

Leverage

Leverage is absolutely vital in making business and investment successful, and a very prevalent part of the Progressive model.

In this section we shall explain and give examples of leverage and how you can best utilise it to secure your financial success.

There are two main types of leverage:

Leverage of Finances

Leverage of Time (including other people)

With time being our most precious commodity and a healthy balance sheet being the best way to free up more time, both are as important as each other.

I. Leverage of finances

There are many ways to leverage capital. In order to attain financial independence (that is the amount of time that we can live the lifestyle we desire without having to work), we need to invest.

Working or exchanging time for money will never make us financially independent because as soon as we lose our ability to work, [burn out, illness, injury, loss of motivation, family commitments] then we no longer have income, and none of us want that do we?

Over the next 0003 pages, we shall look at some concepts of leverage in simple terms. Please turn over; you don't want to miss this bit!



ProgressiveProperty

EducatedInvestment

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: [click here now](#)



ProgressiveProperty

Did you know that over 40% of the Times top 100 rich list have earned their fortunes through property investment?

Of all the investment vehicles we have looked at, and we have looked at many, property is the best in our opinion from the following viewpoints.

The leverage that you can attain through property is like no other investment vehicle available to non-specialist investors. You can leverage your money at 10 times with just a standard 90% mortgage, and that is not factoring in any growth.

Let us look at the following, taking £30,000 as an InvestmentFigure:

SavingsAccount at a generous 5% p/a after tax

5 year compounded return: £38,288.45
ROI: 27% over 5 years

StocksAtCurrent growth over time of around 8% after tax

5 year compounded return: £44,079.84
ROI: 47% over 5 years

PropertyLeveraged at 85% LTV

5 year compounded return on £200,000 at a very conservative 5%: £255,256.31,
Subtract leveraged capital of £170,000 = £85,256.31
ROI: 284.19% over 5 years

Using other people's money, (the bank's money) will be key to making a success of your finances.



EducatedInvestment

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: click here now

0008



ProgressiveProperty

2. Leverage of Time (Including other people).

In the Progressive model we effectively leverage the money loaned by the bank to purchase assets for you up to 10 times the value you would be able to using just your own money.

You leverage our time and expertise to do this so that you can live your own life. Imagine your life just as you want it.

Now believe us when we say that to invest in property effectively you need to nurture it like a child: like a business. It takes a full time job, and that is what we do for You.

We also leverage a tenant who pays your mortgage for you; servicing your debt and growing your asset base and net worth in the process.

EducatedInvestment

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: click here now

0009

PropertyHistory

You can find more detailed analysis of the property market in our Progressive market analysis pack. Here is a brief overview of Property performance and history that indicates to us that Property will continue to be a superb investment.

Please request the analysis pack, we will send it out right away:
www.progressiveproperty.co.uk/markets

We should not underestimate the power in the knowledge of the history of any subject, as it enables us to better understand trends and sensitivity analysis. History tells us that property is one of the most sound and powerful investment vehicles available. Since records began in the 1950's property has performed remarkably, doubling in value every 7-10 years on average.

Source: Communities and local government: www.communities.gov.uk

The UK can not keep up with demand for property, with fewer homes being built over the last 5 years than has been averaged over the last 50.

This is a great sign for investors that the supply of houses is low creating upward price pressure.

- The UK rental market is growing, great news for all of us investors - the number of households in England in temporary accommodation more than doubled between 1995 and 2003, from 46,000 to over 93,000.
- Both the population and the number of households is rising - the UK Government predicts an overall 14% increase in the total number of households by 2021.
- By that date, Halifax predicts a shortfall of at least 400,000 homes.

We believe in diligence and risk assessment. The potential down sides to any investment should be thoroughly researched.

EducatedInvestment

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: [click here now](#)



ProgressiveProperty

According to The Halifax plc:

UK property prices have risen in 36 out of the past 40 years, seeing an average annual increase of 10.3%. History is not the only performance indicator, though as many traders will tell you, it is one of the most significant factors.

Demand for property is at a very high point currently.

'Demand for housing is increasing over time, driven primarily by demographic trends and rising incomes.'

With the typical family unit breaking up much more frequently with larger families and higher divorce rates and a huge influx of immigration, the demand is outweighing supply at around 120,000 homes per year according to the Barker report, which is available on our website:

www.progressiveproperty.co.uk/barkerreport

PropertyInPeterborough

We believe in focus. The more that You focus, the stronger You become at Your game.

Many of the best investors and businessmen in the world like Donald Trump and Warren Buffet have built their multi billion dollar empires on focus, knowledge, understanding and experience.

We are solely focusing on Peterborough as the area in which we invest, both for You and Ourselves. We have learned this through action and experience and every single one of our properties based here has consistently out performed properties we have had access to in other areas of this country and abroad.

The reasons are simple. Our business is based here, we live here, our contacts, knowledge and experience are here and we believe there is no substitute for local knowledge. It is this that allows us to out perform other investors.

Peterborough is the cheapest city in terms of average property price within a 75 mile radius of London.

Many people and businesses are relocating to Peterborough because of affordability compared to London. London prices have skyrocketed in many areas and could well continue to do so with the arrival of the Olympics. We believe that Peterborough should see some ripple effect benefit from this.

Both Mark and Rob have lived in Peterborough most of their lives and have a great understanding of the city.

These are the reasons that Progressive Property passionately believes that Peterborough is a great place to invest for the next 10-15 years:

Starting in 2008, the re-development of The City of Peterborough will see £1bn of regeneration and development over a five year period. With such a huge investment the city is going to be considerably improved in all areas and attract business and residential interest on a large scale.



ProgressiveProperty

As part of this plan 18,000 new jobs are to be created which will put further upward price pressure on the local housing supply

Although many new homes are planned these are, as is frequently the case, very much behind schedule.

Already established as a major London commuter base, there will be a new train station linking the city to London, which is currently barely 50 minutes away on the GNER service, and then on to Paris.

There is a huge influx of migrants coming to the UK, most cannot afford to buy property and most make great tenants.

Increasing divorce rates and growing family units generic to the UK increase demand for rental properties.

EducatedInvestment

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: [click here now](#)



ProgressiveProperty

ProgressiveVision

'To live a life of choice and freedom by making investment accessible to more and more people.'

Simple as that!

EducatedInvestment

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: click here now

0012

Purpose

At Progressive Property We believe in purpose: that is the reason for being here and a life's mission of happiness and success, both financially and emotionally.

We believe that our purpose shines through our company.

Now this company was not set up as a vehicle just to 'make money', but as an extension of a burning passion and excitement in doing property deals and the love of the property market as an investment vehicle.

Progressive Property as a business is our chance to help people from all walks of life achieve financial and personal success, and to give back to society with true entrepreneurial spirit.



ProgressiveProperty

EducatedInvestment

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: click here now

0013

Mission

'To save You time and make You money by building and managing a 'hands-free' property portfolio You can retire on enjoying financial independence'

Our goal is to help as many people as possible:

- ✔ Become financially independent.
- ✔ Help people reach true happiness and a desired lifestyle.
- ✔ Develop a long lasting relationship with passionate people and to develop the mindset of success.
- ✔ Grow, learn and have fun!

How we deliver our mission

Progressive Property provides a total solution approach to investment. We use our expertise and experience as well as our significant contact base to take all of the time, work and stress out of property investment. We are continually striving for constant and never ending improvement and excellence.

Our company values:

The values of Progressive property are a direct reflection of the values held by the people within the company and relative to Mark and Rob's primary aims, and what we want to deliver for You:



ProgressiveProperty

Our Core values:

Purpose
Integrity
Trust
Continual Growth
Passion
Energy
Diligence
Inspiration
Fun
Security
Support
Philanthropy

EducatedInvestment

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: click here now



ProgressiveProperty

OurBusinessStructure

The long term future and profitability of our business is paramount for our own personal aims and because We want to continue to help family, friends and You.

We have modelled our business to run efficiently using the most up to date systems so that every part of the process is done with the best possible result for You. Our cash-flow model for this business is based on the personal one shown in 'The Future' section of our Website.

We are always looking to do things better, faster, with more and for longer and your input will be a great factor in us achieving our goals, and helping You achieve Yours.

Our goal is to make a substantial profit from our business. Indeed we believe in a win-win scenario where we create increased independence for our investors as well as ourselves.

We want You to know how we use Your money to help you to financial independence.

Income

70% of income spent on business expenses and Your portfolio management

10% saved and never touched

10% re invested into assets

10% re invested into business for future growth and system building.

EducatedInvestment

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: click here now

0015

Goals

As most of us know, goals are a fundamental part in the attainment of success.

We have a belief at Progressive Property that sharing goals only helps in reaching them and we would like to share our personal goals and our goals for You.

We are building a long term sustainable business that will secure the financial future of the shareholders of Progressive Property, the employees and most importantly, You.

We will be helping 250 people **only** in the pursuit of independence and are 100% committed to building efficient systems and a passionate team to help us fulfil our purpose.

We strongly believe that knowledge reduces risk, therefore a huge part of our vision is the education of sound and long term property investment strategies.

For more information click the links below:

“The 44 Most Closely Guarded Property Secrets”

“Make Cash in a Property Market Crash”

Our aim is to be open about our business model so that You can get a clear understanding of how we can help You save time and make money through Property Investment.

EducatedInvestment

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: click here now



ProgressiveProperty

To subscribe to our monthly newsletter to be kept up to date with Progressive Property information go to:

www.progressiveproperty.co.uk/newsletter

“The 44 Most Closely Guarded Property Secrets”

“Make Cash in a Property Market Crash”



ProgressiveProperty

Mark&Rob'sFinalNote

If there is anything else you need to know regarding The Progressive Property business then do not hesitate to give any of us a call where we will be only to happy to help.

If you would like to join a tele-seminar to find out more then please register online at: www.progressiveproperty.co.uk/tele-seminar or call us now on 0845 130 9505

If you would like to arrange a meeting with Rob or Mark (or Rob and Mark!) then please book online at www.progressiveproperty.co.uk/meetme or call us now and we will meet with you personally.

We both wish you the very best of luck with your Investment future and are very excited about the opportunity to work together with you.

www.progressiveproperty.co.uk

MarkHomer

RobMoore

EducatedInvestment

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: [click here now](#)

0017

“The 44 Most Closely Guarded Property Secrets”

We've been told by other investors that we're mad for giving away our secrets...

Learn the secrets for yourself: how we bought over 20 properties in one year with almost no money Now:

www.progressiveproperty.co.uk/secrets

and why we want to share the secrets with You Now...

(but only if you want to make serious property profits)

www.progressiveproperty.co.uk/secrets

“Make Cash in a Property Market Crash”

When is NOW the best time to invest in Property?!

Learn the secrets of making even more money in Property when the market is going down:

www.progressiveproperty.co.uk/cashinacrash

and why it is much easier than you think...

(but only if you want to make serious property profits)

www.progressiveproperty.co.uk/cashinacrash

EducatedInvestment

Speak to Us Today 0845 130 9505
ask@progressiveproperty.co.uk
www.progressiveproperty.co.uk
44 Property Secrets: click here now



ProgressiveProperty

Disclaimer

The content, Projections, figures and indications contained in this document are based on opinion and cannot be relied upon when making investment decisions.

As with any investment, property values can fall as well as rise. Progressive Property give this information as a guide only and can not be considered as financial advice in any way. Please refer to your independent financial advisor who is qualified to give you complete advice based on your circumstances.

The authors Rob Moore and Mark Homer are not qualified to give mortgage, legal or financial advice. Please seek legal and financial advice from a qualified advisor before making commitments.

Neither its authors nor 'Progressive Property Ltd' accept liability for decisions made based on the content of this document.