

# PRIVATE INVESTMENT OPPORTUNITY





“I want people to realise they have options—to grow their money through hands-off property investing.”



*Flora Russo*

## WHO I AM AND WHAT I DO

With over 15 years of experience in corporate IT sales, I transitioned into property investing in 2017 to achieve financial freedom and assist others in growing their wealth through high-yield property investments. I specialise in buying below-market-value properties in the North East of England, focusing on areas such as Newcastle, Sunderland, and County Durham.

My approach involves purchasing properties at discounted prices, adding value through strategic refurbishments, and generating passive income through rentals. This method has proven successful in building a profitable property portfolio and delivering excellent returns for my investors.

I am passionate about helping individuals realise the potential of hands-off property investing, offering better-than-bank returns through a simple, transparent, and secure investment model.

## WHY INVEST WITH ME?

- ✓ **Proven Track Record** – Years of experience in buying high-yield properties.
- ✓ **Secure, Property-Backed Investments** – Your money is protected by real assets.
- ✓ **Better-Than-Bank Returns** – Earn 8–12% annual returns, significantly higher than traditional savings accounts.
- ✓ **Transparent Process** – All transactions are managed by solicitors for security and peace of mind.
- ✓ **Flexible Investment Terms** – Short-term and long-term options available.

# MY INVESTMENT STRATEGY

I follow a simple and proven investment strategy to maximize returns:



**Buy Below Market Value (BMV)** – I buy properties at discounted prices.

**Refurbish to Add Value** – Strategic renovations increase property value.

**Remortgage at a Higher Market Value** – Extracting equity to repay private lenders.

**Generate Passive Income** – The property is rented, creating long-term profits.

# YOUR INVESTMENT OPTIONS

## OPTION 1 – MONTHLY INTEREST PAYMENTS

- ✓ Earn 8% per year
- ✓ Interest paid monthly
- ✓ Capital repaid at the end of the investment period

### Example:

- Investment: £100,000
- Monthly Interest: £666.66
- Total Return After 12 Months: £108,000 (including capital)

## OPTION 2 – INTEREST PAID ON MATURITY

- ✓ Earn 10% per year
- ✓ Interest and capital paid at the end of the investment period

### Example:

- Investment: £100,000
- Total Interest Earned: £10,000
- Total Return After 12 Months: £110,000 (including capital)



**No minimum investment amount – Flexible terms to suit your needs.**

# NEW INVESTMENT OPPORTUNITY

Front Street, Sherburn Village, Durham, DH6

**Purchase Price:** £76,000

**Refurbishment Cost:** £25,000

**Done Up Value:** £130,000

**Rental Income:** £600 per month

**Cash Investment Required:** £70,000

**Investment Period:** 12+ months



**Security:** This investment is backed by property and handled through solicitors.





## PORTFOLIO HIGHLIGHTS

Here are some successful investments that have generated excellent returns for my investors:



### Orchard Street, Newcastle

Purchase Price: £78,000

Refurb Cost: £5,000

Done Up Value: £125,000

Rent per Month: £750

Investor Annual Earnings: £6,573



### Gisland Street, Sunderland

Purchase Price: £57,000

Refurb Cost: £19,000

Done Up Value: £97,000

Rent per Month: £585

Investor Annual Earnings: £6,020



### Eglesfield, South Shields

Purchase Price: £71,000

Refurb Cost: £33,000

Done Up Value: £150,000

Rent per Month: £850

Investor Annual Earnings: £8,235



## WHAT MY INVESTORS SAY



"The interest I made in 12 months by investing in Flora's properties would have taken me close to a decade to get from the bank. Very impressed with the service, highly recommend it! Thank you, Flora & team!"

**S.C., Angel Investor**



"The concept is simple, and the returns are significantly better than what UK banks offer. Transactions and terms are handled by solicitors, making it a very secure investment."

**V., Angel Investor**



"Flora provided an insightful and detailed overview of how she works with clients and properties. Investing was straightforward, and payments were always on time. A trustworthy and reliable relationship!"

**Chris, Angel Investor**

# CONTACT ME FOR MORE

---

If you want to see more of what we are doing in the property market please follow our social media links below.

If you are serious about investment and want to discuss investing with us in more detail, get in touch now.

# WHERE YOU CAN FIND ME

---



**07543543016**



**Website**



**Email**



**Instagram**



**Facebook**



**LinkedIn**

