



TOUCHSTONE
EDUCATION
GROW • CARE • LIVE • DREAM

ADVANCED WEALTH THROUGH PROPERTY



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WELCOME!

Back in 1982, I took a leap of faith and purchased my first property for a mere £9,000. Despite the challenging double-digit interest rates at the time, I knew deep down that real estate held immense potential. Fast forward to today and that very same flat is now worth a staggering £400,000. Can you imagine the fantastic returns possible from property investments?

Throughout the years, I've explored a diverse range of strategies to make money from property and have discovered ways to create multiple income streams from a single investment. It hasn't always been smooth sailing though. I've had my fair share of ups and downs, learning valuable lessons along the way. But the best part is you won't have to make those same mistakes because I'll guide you through them.

You see, my belief in the stability and profitability of property investments is unwavering. Regardless of economic circumstances, I've invested. I've invested through recessions, inflation, and everything in between. And guess what? I've consistently made money! There's a reason why they say "safe as houses." Property is a remarkably stable asset that fulfils our fundamental need for shelter – that will never alter.



Of course, every opportunity comes with its share of risks. But as the saying goes, "If you're not earning, you're learning." And through Touchstone Education, I want to empower you with the knowledge and expertise to navigate the world of real estate investment confidently.

It's about learning from the successes and failures of others. I encourage you to find experts who have achieved great success in your chosen strategy and discover the lessons hidden in their experiences. Together, we can create a future filled with financial freedom and security.

That's why my wife, Aniko, and I have created Touchstone Education. We are the first CPD Accredited property training company because we are committed to providing you with the highest quality educational resources.

Congratulations on attending the UK's leading 2-day property investment course, Advanced Wealth Through Property.

These two days are truly transformative for your financial future and provide an excellent base to build your wealth. During this event, not only will you be introduced to a range of strategies to rapidly build and safeguard real wealth through property, but you will also have the opportunity to embark on a profound journey with Touchstone Education.

By choosing to continue your education through the Advanced Wealth Academy, you will immerse yourself in a year-long program that will deepen your knowledge, expand your network, provide personalised coaching, unwavering support, and challenge you to maximise your wealth potential. **This programme is for people that want to grow their business to SEVEN figures with a high-profit margin.** You've taken an important step. Don't wait for the other shoe to drop- keep the momentum going! You don't want to miss out on this incredible opportunity to take your wealth journey to new heights and unlock the true power of property investments.

Witnessing countless successes has led me to a powerful conclusion: the biggest difference I see between the people who thrive and those who barely survive is that the leaders in our field urgently and continuously seek education and relentlessly work on their mindset. This unparalleled drive propels them to achieve greater heights than anyone else. Don't wait, the time for action is now!

Paul Smith

YOUR Expert Team



Paul Smith

Property investment took Paul from pit village to private jet. Having left home with only £130 to his name, Paul invested in his first property at 18 years old. Through his property experience and expertise, Paul has built a portfolio worth tens of millions with his wife Aniko, including hundreds of properties and numerous property businesses, spanning across commercial investments, serviced accommodation and letting agencies. The couple also co-founded Touchstone Education.

Embodying his mantra 'your network is your networth' Paul and his family have moved to Monaco, to upgrade from a millionaire to billionaire mindset.

Aniko Smith

Aniko is a driving force behind their extensive portfolio, working hand in hand with Paul to maximise their investments and achieve outstanding results. With her wealth of finance and accounting expertise, she brings valuable insight to their property ventures. Aniko's exceptional eye for organisation ensures seamless operations, while her proficiency as a mindset specialist empowers thousands of students on Wealth Through Property to reach their full potential.



Abi Hookway

Abi transformed her life from unsatisfied corporate career climber to multi-million GDV (gross development value) property investor in less than 6 years. Having studied at Touchstone Education herself, Abi has experience in a number of strategies, including property flipping, deal sourcing, buy-to-let, serviced accommodation and rent-to-rent. Abi has more knowledge than most about the potential pitfalls that can turn some property investments into a money pit.



YOUR Next Steps



Advanced Wealth Academy

Join a community of property investors with a staggering combined portfolio worth over one billion pounds!

Attending the wealth academy is an absolutely crucial decision that has the potential to transform your future in ways you never thought possible. Countless individuals just like yourself have experienced life-changing results by following our tried and tested methodology.

It's time for you to carve your own path, leaving behind the sceptics and self-doubt. By choosing to join Advanced Wealth Academy, you are choosing to thrive!

Unlock a wide range of powerful property strategies and learn how to monetize these strategies and create multiple income streams that will set you up for success.

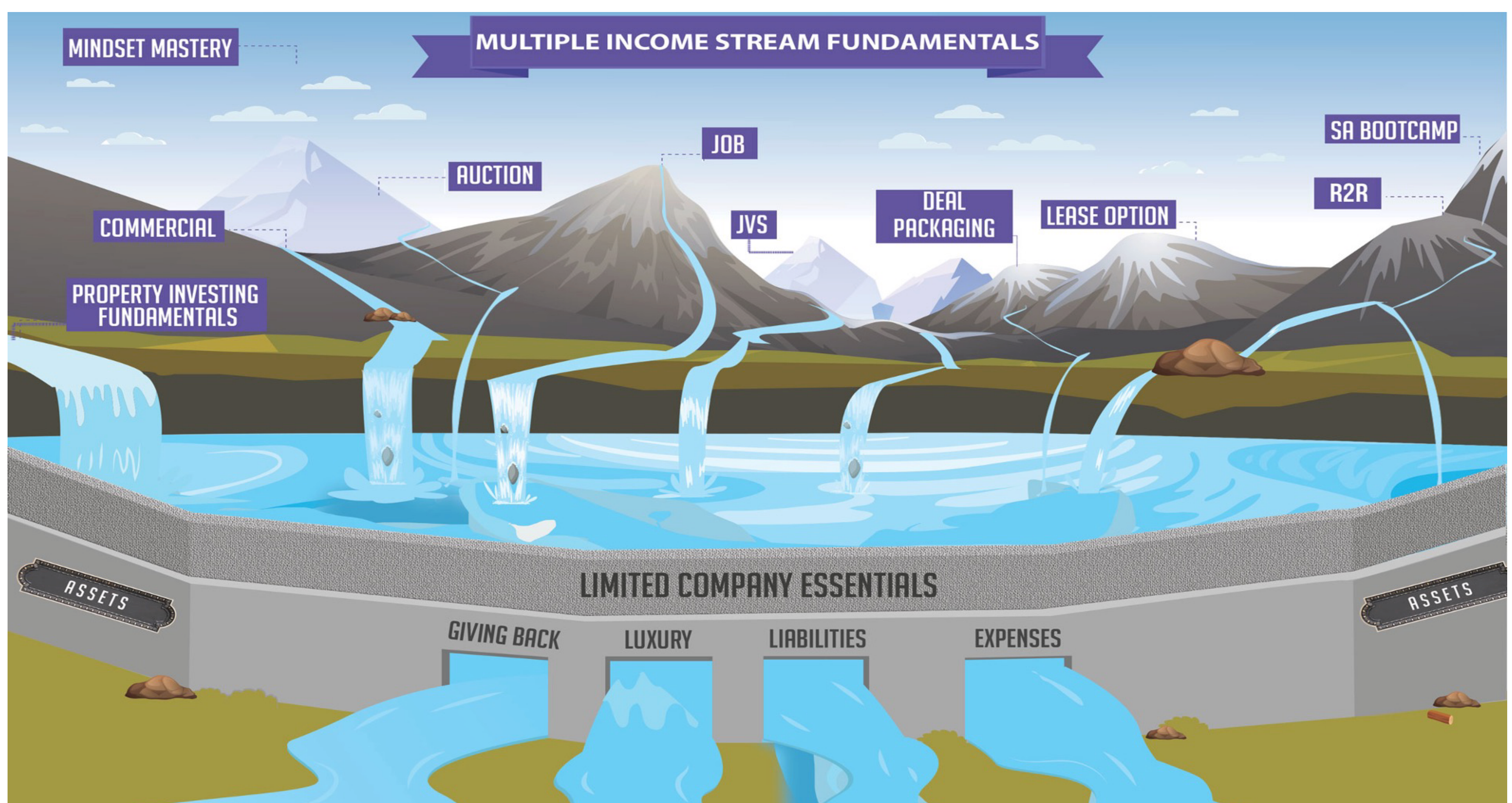
Our meticulously curated curriculum offers a comprehensive range of courses on property strategies that generate multiple income streams. Additionally, we provide engaging Q&A sessions to address your burning questions, one-to-one sessions tailored to your personal journey, and Deal Clinics to sharpen your ability to raise finance.



But it doesn't stop there. Our vibrant in-person events and dedicated community on WhatsApp and Facebook ensure that you surround yourself with like-minded individuals:

- Connect with people who are achieving incredible success through property
- Engage with individuals who are already generating passive income or are well on their way
- Tap into a community of believers who know that you have what it takes to succeed
- Benefit from a support network with shared experiences
- Discover potential joint venture opportunities with like-minded individuals
- Find invaluable inspiration and guidance along your journey

Advanced Wealth Academy not only takes you on a step-by-step journey and **shows you how to create multiple income streams through a variety of strategies**, but this more comprehensive package also includes advanced courses (as per page 39) to maximise business efficiency and profits.



BRAND NEW EVENT ONLY BONUS:

Monthly Live Training with founder

Paul Smith

on **ALL** Touchstone Education property strategies!



Included:

- Lifetime Access to ALL 10 Fundamental Courses
- Lifetime Access to ALL 5 Advanced Courses
- 4x1 hour Weekly Q&A sessions
 - Fundamentals
 - SA
 - Commercial
 - Residential
- Monthly Action Plan Report & 1-1 coaching call
- Exclusive Access To our Expert Community
- Exclusive Business Plan Template
- Fortnightly Q&A call with our legal team
- LIFETIME monthly call and Q&A

Event Only Bonuses:

- ALL Deal Analysers & ALL Legal Contracts
- Abi's Wealth Foundation Course
- Lifetime Access To Monthly Networking Events x2
- Lifetime Monthly Call and Q&A With Paul Smith
- Lifetime access to quarterly deal clinics (worth £995 each)
- Discount Codes & Exclusive Access To Our Sister Companies: Smith Benedict & Co, Redmayne Smith & UK Luxury Breaks

Diversify Your Portfolio. Diversify your property ventures in order to maintain financial security while allowing room for growth.

Surpass your revenue goals. Learn from our expert property coaches and Touchstone Students about how you can grow your property business and surpass your revenue goals.

Elevate your skills. Our online courses will help you question your limiting beliefs, adopt a bullet-proof mindset, face your fears and challenge you to do better. Every day.

Get the support you need. Join a supportive community that celebrate your successes and understand your failures.

Invest in your ongoing education and continue your journey towards prosperity by becoming a member of Wealth Academy.

Together, we will unlock an even brighter future!



YOUR CERTIFIED Property Coaches



Andrew Bartlett

Andrew Bartlett, an esteemed property investor with over 20 years of experience, is a highly regarded mentor at Touchstone Education. With a diverse property portfolio and a background in retail banking, Andrew brings a wealth of knowledge and expertise to the table.

His strategies are designed to maximise capital, create value, and adapt to changing circumstances, ensuring long-term success. Andrew's remarkable talent for project rescue and his keen eye for spotting lucrative opportunities have resulted in extraordinary achievements, including generating a £1 million profit from a commercial conversion.

But Andrew's passion goes beyond financial success. He is deeply committed to coaching others to achieve their property goals. His invaluable guidance and insights have empowered countless individuals to make substantial profits from property developments. Fueled by his penchant for negotiating deals and transforming challenging situations into workable solutions, Andrew is a true industry leader.

As an expert in commercial conversions, Andrew spearheads coaching and training programs that empower aspiring property investors to make a positive difference in their lives.

"When people ask me whether they should attend a course, I say, you must get started. You can't change anything sitting on the sidelines. Too many people look back and say, 'what if'. I would encourage everyone to choose to make a positive difference to their life. I'm now my own boss. I decide what I do or get involved in and it's great to help others do the same. It comes back to that belief that reward is directly linked to service, and I serve others through running coaching and training, and as a by product, get rewarded for doing so."



Indy Gill

Indy Gill is a highly accomplished property coach and certified expert at Touchstone Education. With an impressive background as a pharmacist and former pharmacy owner, Indy knows what it takes to succeed in a demanding field. After experiencing the setbacks of an unprofitable investment portfolio, Indy sought out the guidance and education offered by Touchstone.

Through his own journey, Indy discovered the power of strategic property investments. Starting with a buy-to-let property in Bradford that initially faced negative equity, he successfully turned it into a cash-flowing asset with an infinite return on investment. Building on this success, Indy ventured into purchasing undervalued houses and converting them into profitable serviced accommodations.

Today, Indy enjoys a diversified and high-yielding portfolio, consisting of serviced accommodations, buy-to-let properties, and rent-to-buy investments. These income-generating assets provide him with the financial freedom to live life on his own terms, fulfilling his dreams of travel and creating a lasting legacy for his children.

Driven by his passion for helping others achieve financial independence, Indy made the decision to become a coach at Touchstone. He is dedicated to sharing his knowledge and expertise, guiding individuals towards their own path of financial freedom. Indy highly recommends Touchstone courses as a transformative opportunity to gain financial awareness, take control of one's future, and unlock countless possibilities.

With aspirations to expand his own income streams, portfolio, and network, Indy continues to empower and assist other investors through coaching and sourcing lucrative deals. With Indy Gill as your property coach, you can confidently navigate the world of real estate and achieve prosperous outcomes.

"I always thought properties were just my retirement plan. I did not think it could replace my income as I was a higher earner and I only knew one strategy- save a deposit and buy a buy to let. I needed more education and found that in Touchstone Education. I'm really excited to help others replace their incomes too!"



Helen Louise

Helen Louise, a certified coach at Touchstone Education, went from being a full-time teacher to a highly successful property investor in less than a year.

Now, she is a thriving entrepreneur running three businesses with a portfolio of 23 properties. Helen's expertise lies in creative problem-solving, achieving financial freedom, and inspiring others to succeed. Her expertise is in Rent to Rent, Rent to Serviced Accommodation and Serviced Accommodation.

With the right mindset, goal setting, skill development, and accountability, Helen believes anyone can achieve great success in the property market.

With aspirations to expand his own income streams, portfolio, and network, Indy continues to empower and assist other investors through coaching and sourcing lucrative deals. With Indy Gill as your property coach, you can confidently navigate the world of real estate and achieve prosperous outcomes.

"I aim to give back, I aim to inspire and I aim to change lives. Touchstone changed my life therefore it is the perfect platform for me to have this impact on others. I have a passion for helping others with their personal growth and development and I fully believe with the correct guidance we are all capable of achieving great successes. With the correct support on mindset, goal setting, skill development and accountability people will begin to see the changes in their lives very quickly and I am very excited to be a part of this."



Stephen Doran

Stephen is the ultimate results-driven expert in property investment. Not only has he built his own multi-million pound property portfolio, but he also shares his wealth of knowledge as a trainer, mentor, and TV investor on Dave channel's 'The Money Pit'.

After years of traditional buy-to-let investing, Stephen discovered the powerful HMO strategy, doubling his monthly income and rapidly expanding his property empire. Now, he specialises in buy-to-let, HMOs, serviced accommodation, BRR, joint venture finance, building power teams, and digital marketing.

With his unique blend of property investment experience and mindset expertise, Stephen is your essential guide to achieving your property goals. As seen on the BBC and known as the "UK's most successful life coach", Stephen is sought after by both millionaire entrepreneurs and award-winning performers. He even lectures on confidence at London's renowned university, UCL.

If you're ready to take your property investment to new heights, Stephen has the answers!

"Accepting mediocrity or low standards can leave you feeling unfulfilled and dissatisfied. So this is the sign for you to recognise your worth and believe in your potential for greatness. Challenge yourself to strive for excellence in all areas of life. Embrace growth opportunities, take calculated risks, and push yourself, often, beyond what you find comfortable. As the saying goes, life begins at the edge of your comfort zone! By expecting more from yourself, you open doors to a more vibrant and fulfilling life."



Bhavin Thakar

Bhavin Thakar, an experienced property coach, has built a remarkable portfolio starting from moving to the UK with £5000 in debt. Overcoming this initial challenge, he purchased his first property in 2001 and successfully carried out a comprehensive refurbishment.

Little did he know, this marked the beginning of his expertise in the BRR (Buy Refurbish Refinance) strategy. Since then, Bhavin has demonstrated proficiency in various property investment strategies such as Buy to Let, Rent to Rent, HMO, and Social Housing.

His expansive knowledge extends beyond property ownership, as he also manages a lettings agency, runs a project management business, and invests extensively internationally. With Bhavin as your property coach, you can tap into his wealth of experience to navigate the world of property investment and achieve your financial goals.

"My expertise is in buy refurbish refinance, social housing, rent to rent, HMOs, tax strategies and commercial property. If you're stuck with your mindset, I can get you unstuck!"



Nick Rowland

Nick Rowland, an accomplished property investor with over 20 years of experience, is a renowned mentor in the field. Having transitioned from an accidental landlord to building a robust portfolio that includes buy-to-let properties, HMOs, and furnished holiday lets, his journey is nothing short of impressive.

In 2018, he partnered with Touchstone Education, gaining access to innovative strategies for tax efficiency that propelled his success even further.

What sets Nick apart as a coach is not only his personal accomplishments but also his unwavering belief in making a meaningful impact through property investment. Despite facing challenges like dyslexia and auditory processing disorder (APD), he has held senior positions in banking and government, displaying remarkable resilience and determination.

With a wealth of personal experience and extensive knowledge, Nick is dedicated to helping others achieve financial freedom and create positive change in their communities. His coaching approach focuses on risk mitigation, maximising profits and equipping individuals with the essential tools needed to thrive in property investment.

Continuously pushing boundaries, Nick's latest venture involves the strategic acquisition of a holiday park using the Purchase Lease Option strategy. His uplifting story serves as a testament to overcoming challenges and underscores the belief that it is never too late to achieve success in property investment.

"If you were to work with me in Touchstone, my life experience has given me invaluable understanding and skills to help those at a crossroads in their lives. Whether you're wondering whether to use property to supplement your income or to leave your career entirely, I can help you change your life through property."



Tsen Wharton

Tsen Wharton, a certified coach at Touchstone Education, transitioned from a demanding executive search consultant position to property investment. Inspired by "Rich Dad Poor Dad," he sought financial freedom and control over his time.

After achieving financial independence on his own, Tsen realised that he needed further education to continue the forward momentum of his property business and attain wealth abundance. He joined Touchstone Education and studied Serviced Accommodation.

From Rent-to-Rent Serviced Accommodation to taking a five-year lease on a block of flats and transitioning it into a successful business providing emergency accommodation for the local council, Tsen's efforts have resulted in a portfolio worth £6.5m across 34 properties, and his serviced accommodation business consistently generates over £80k/month in booking revenue.

Tsen became a coach at Touchstone to share his knowledge and help others achieve financial freedom. His future plans include overseeing his SA business and looking after the team who run the operations, expanding his asset base and helping other property entrepreneurs through his mastermind programme.

"When people ask me why we like to help people in a property coaching capacity so much, the best way I can think to explain it is this. When I learn something and apply it, or figure something out that gets results in our property business and life, I grow. When we grow we then have something to give, and when we choose to give and help others who also value growth, it gives us immense meaning, and a purpose that stretches beyond ourselves. And so it becomes a positive reinforcing cycle."



Chris Dornan

After starting a service accommodation business from scratch with fellow coach Tsen Wharton in 2016, Chris Dornan's dedication and strategic reinvestment of profits has significantly expanded their portfolio to exceed £6 million.

Harnessing his knowledge and skills to help individuals achieve their property investment goals, with a strong focus on aligning property investment with life objectives, Chris is adept at guiding individuals in structuring their activities to serve their broader vision.

Not only does he aim to help clients realise their dreams of financial independence and passive income streams, but he is also passionate about ensuring they enjoy the journey itself. Through his personalised coaching, clients can extract maximum value from their property investment journey, supporting their families and becoming their best selves along the way. Discover how Chris Dornan can empower you to achieve your life objectives through strategic property investment.

Coming to the end of Wealth Academy? Chris also runs a property mastermind programme for those ready to take their investment to the next level.

"One of the big things that's important to me is really aligning why you are doing what you are doing with how you build and structure your business to serve the overall wider vision for your life. So, when I'm coaching people I really like to draw out how property is going to help them become the best version of themselves they can be."



Deanne Nelson

Deanne Nelson is a multi million pound property investor based in London. Having started investing in property in 1988 (as a teenager) she began investing in commercial and residential buy to lets. Her specialisms include flipping and commercial lettings.

Deanne is now progressing into her own residential and commercial developments.

As a single mum and somebody who once felt restricted by the glass ceiling, Deanne particularly wants to help people who feel they have barriers to overcome them and achieve more.

"At times I felt that being female was a glass ceiling to my success and at other times, I've felt that it was my race. Having lost my parents at a young age, I've always known the buck stopped with me – if I don't do it, no is going to do it for me. That motivated me to make the decision to join Touchstone Education and I've never looked back - studying with them exposed me to other property investment strategies including serviced accommodation and larger scale commercial and residential developments. It has also educated me up about how to procure investment and JV (joint venture) partners to take on much larger projects. Now I'm passionate about sharing what I've learned with others."



Stuart Lawn

Former construction worker Stuart Lawn turned to Touchstone Education to gain the skills needed for a more profitable property investment strategy.

Today, with a portfolio of 15 UK based Serviced Accommodation (SA) units, an SA unit in Portugal, two commercial units with new 10-year FRI leases, and a residential Buy To Let, Stuart's expertise and experience in company structuring and capital allowances make him an invaluable property coach. Succeed in property investment by investing wisely under the expert guidance of Stuart.

"I absolutely love giving back am passionate about helping people become wealthy through property using every tool that they could possibly use. I have always been great at seeing people's roadblocks and enabling them to see a path to success. Alongside massive mindset activities, I facilitate people's lives changing to be in a place they never imagine!"



Ade Stone

Ade, a seasoned business leader, has always been captivated by the potential of property investments. Guided by his mother's timeless mantra "Bricks and mortar – you can't go wrong," Ade embarked on a journey to secure his financial future.

With a sharp entrepreneurial acumen, Ade successfully expanded his mobile phone business, establishing branches nationwide. Simultaneously, he began growing his property portfolio. Teaming up with a skilled construction partner in a Joint Venture, Ade steadily built an impressive portfolio of over a hundred prestigious South London properties in just a decade.

Ade now collaborates with local authorities to provide vital assisted living options for those transitioning from the care system. His wealth of experience uniquely equips him to impart invaluable knowledge in a way that guarantees your progress and prosperity on the path to building wealth through property.

"I sincerely want to share my knowledge and practical experience in the property sector with others so they can have the desired lifestyle. It is very lonely sitting on the top of the wealth mountain sipping champagne and eating lobster all alone."



Wendy Caddis

Wendy Caddis, a former learning centre manager and teacher, transitioned into property investment after years of caring for her daughter full-time. Motivated by her dream of owning holiday cottages, she immersed herself in training courses at Touchstone Education, mastering skills such as refurbishing properties and managing rent-to-rent portfolios.

Now a certified coach, Wendy brings her expertise and dedication to help others succeed in property investment, guiding them to overcome challenges and embrace new opportunities. With a strong focus on self-development and joint venture projects, Wendy is committed to creating special learning environments and empowering individuals to achieve their property investment goals.

"Touchstone Education not only provides quality education, but the dedication of the coaches and the team are second to none. Then you have the support of the community that is fostered in the Touchstone Family that will give you an advantage you will not receive elsewhere. You only walk this path of life once, so take chances, take opportunities, dare to step out of your comfort zone. Enjoy the journey you don't know where it will take you."

Dare to live the life you have dreamed for yourself.

Get in Touch

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MINDSET Mastery

The Mindset Mastery is for investors at all levels, whether they you at the beginning of your property journey and want to take the first steps or you are already investing but need the right mindset to move to the next level and scale up the business.

You will receive an overview of the different types of mindset, explore awareness and review our limiting beliefs.

Often we are limiting our own capabilities due to fear. Understanding fear and why we let that stop us will help not only on your property journey but in life in general.

This course will help you to create wealth through gaining clarity on your values.



Chapter 1 – Introduction

- Definition and Types of Mindset
- Problem Solving Attitude
- What Does Success Mean to You?
- Tasks – 1

Chapter 2 – Awareness

- Awareness
- Limiting Beliefs
- Your Environment
- Tasks – 2

Chapter 3 – Fears

- Understanding Fear and What Happens When You Experience It
- Different Type of Fears
- Purpose of Fear and How To use It Wisely
- Fear of Failure
- Fear of Rejection
- Tasks – 3

Chapter 4 – Values

- Hierarchy of Values
- Linking Your Values
- Tasks – 4

Chapter 5 – Feeling Stuck

- When You Are Stuck and Nothing Seems To Be Working
- Getting Unstuck
- Declutter Your Mind
- Tasks – 5

Chapter 6 – Managing Your Mind

- Goal Setting
- Reframing
- Time Management
- Visualisation / Vision Board
- Tasks 6

Chapter 7 – Money Mindset

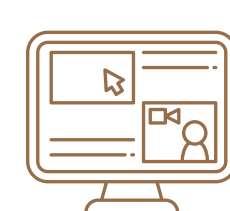
- Accountability
- 10% Rule
- Pay Yourself First
- Compound Effect • Tasks 7

Chapter 8 – Moving Forward

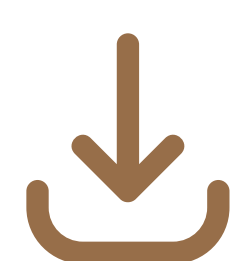
- Habits
- Build Your Confidence
- Moving Forward
- Tasks – 8



345 MINUTES OF CONTENT



39 LESSONS



164 DOWNLOADS



LIMITED Company Essentials

This course is for anybody that wishes to have a property investment business which includes multiple properties.

Want to understand tax and taxation as levied on individuals versus limited companies or the specific tax advantages and profit increase opportunities that limited companies represent? Not sure how to set up a limited company? Which types of property are best suited to limited company investment as opposed to investing in one's own name or using alternative vehicles such as pensions and limited liability partnerships?

This course will help you with all those questions and much more...



Chapter 1- Getting Started

- Shareholders & Directors
- Memorandum & Articles of Association
- Standard Industrial Classification Code
- Share Structure
- What's In a Name?
- Exercise – 1

Chapter 2 – Limited Company

- Legal Protection
- Directors Responsibilities
- If It All Goes Wrong
- Special Purpose Vehicles: "SPVs"
- Exercise – 2

Chapter 3 – Companies House

- Setting Up Your Limited Company
- Some Practical Questions To Be Answered • Exercise – 3

Chapter 4 – Reporting and Control

- Book-keeping Vs Accountancy
- Choosing Your Accountant
- Book-Keeping
- AGM & EGM
- Exercise – 4

Chapter 5 – Financial Essentials

- Profit & Loss Basics
- Revenue vs Capital Expenditure
- Balance Sheet
- Exercise – 5

Chapter 6 – Tax Efficiency

- It's Not What You Make It's What You Keep
- Exercise – 6

Chapter 7 – Special Purpose Vehicles

- What Is an SPV?
- Entrepreneurs Life-Time Allowance
- Exercise – 7

Chapter 8 – Advanced Structures & Next Steps

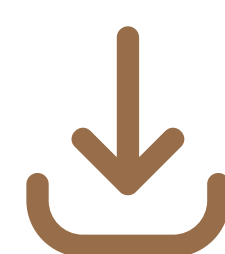
- T Limited Liability Partnership
- Pensions
- Business Plan



259 MINUTES OF CONTENT



34 LESSONS



139 DOWNLOADS



THE BASICS of Joint Venture Finance

This course is for everybody that wishes to successfully invest in property using none of their own money. Either you got some funds but don't wish to use them or you literally got no funds at this moment in time.

The single thing most people think they are short of is actually in limitless supply if you know how to attract it to you: INVESTMENT CASH. This is for you if you have a huge property portfolio or you have yet to get started.

Money ultimately doesn't determine success or failure with regard to joint ventures. It's the ability to use other people's money that is important.



Introduction

- Welcome
- Course Outcomes

Chapter 1 – Business

- The BASICS of JV Finance
- Building Blocks
- Is JV Legal?
- Business Essentials
- Limited Company Essentials
- Exercise 1

Chapter 2 – Understanding

- Understanding
- JV Rules
- Loans
- Exercise 2
- JV Structures
- ISSUE Model
- 1. IDEA
- 2. SAVINGS
- Exercise 3
- 3. SALARY
- 4. UNCERTAINTY
- 5. EQUITY
- ISSUE Example

Chapter 3 – Systems

- Systems
- Exercise 5
- JV Property Strategies
- The Keystones: FED Model
- 1. FUNDING
- 2. EXITS
- 3. DEALS
- Exercise 6

Chapter 4 – Implementation

- Implementation
- TRUST Score
- Example
- Title Split
- HMO
- Exercise 7

Chapter 5 – Numbers

- Numbers
- Example
- Exercise 8

Chapter 6 – Execution

- Execution
- Exercise 9

Chapter 7 – Services

- Services
- Example
- Exercise 10

Chapter 8 – Scaling

- Scaling
- Multiple Income Stream Mastery
- Exercise 11
- Exercises Vault

Joint Venture Fast Start Pack

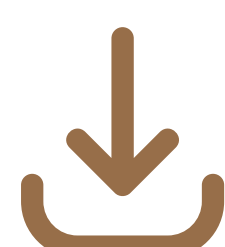
- Heads of Terms (HoT) Examples
- HNW / Sophisticated Form
- JV Agreement Examples
- Lease Examples
- Loan Agreement Example
- Charge Forms



312 MINUTES OF CONTENT



65 LESSONS



270 DOWNLOADS



DEAL PACKAGING Essentials

This course is for you if you have some time and need more money.

Monetise every single deal: sell the deals you don't want, raise investment funds to keep the deal you do want.

This course is also for people that may well have money but want to get good at finding deals. Nobody is going to buy every property investment opportunity that they find because either the geography or the type of property might not be right for them and their strategy.

Understanding deal packaging represents an additional opportunity to realise additional income by monetising a deal that you otherwise would simply ignore.



Chapter 1- Introduction & Basics

- Introduction
- Definitions
- Get The Basics Right
- Tasks - 1

Chapter 2 – Compliance

- Business Compliance
- Investor Compliance
- Vendor / Landlord Compliance
- Tasks - 2

Chapter 3 – Investors

- Finding the Investors
- Working with Investors
- Tasks - 3

Chapter 4 – Vetting Potential Investors

- Building Your Investor List
- Vetting Potential Investors
- Tasks - 4

Chapter 5 – Deals

- Sourcing Deals 'FOR SALE'
- Sourcing Deals 'FOR RENT'
- Packaging the Deal
- Tasks 5

Chapter 6 – Niche Deals

- Niche Deals to Package
- Niche Deal Examples
- Lease Option • Commercial
- Create HMO
- Business Sale
- Niche Deal Specialist Contacts
- Tasks - 6

Chapter 7 – Rewards

- What to Charge
- How the Process Works
- Investor Returns
- Tasks 7

Chapter 8 – Services

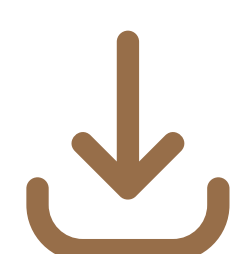
- Hands Free Services
- Bespoke Services
- Tasks - 8



274 MINUTES OF CONTENT



38 LESSONS



151 DOWNLOADS



PROPERTY Investing Fundamentals

If you want to invest in property but you do not know where to start the answer is simple: HERE with this course.

Where to simply, quickly and regularly find deals to suit you? How to appraise your deals using proven templates? How to approach lenders with confidence that your deals work to secure mortgages? How much money can you make? How to ensure your tenancy agreements are valid? Should use a letting agent or "DIY"? What costs should you allow for?

Learn the ins and outs of effective refurbishment: what will add value to your investment property and what is just waste.



Chapter 1- Introduction

- The 4 non-negotiables the rich spend money on
- What the Numbers Prove
- Personal 12 months Property Plan

Chapter 2 – Set Up For Property Investing

- Finances
- 5 Secrets
- Good Debt
- Bad Debt
- Credit Score
- Set Up

Chapter 3 – Property

- Why Property?
- Different ways of acquiring Property:
- Deposit and mortgage
- Cash and then mortgage
- Bridge & Mortgage
- Lease Option
- Rent 2 Rent

Chapter 4 – Finding Motivated Sellers

- Opportunity Area
- Tools
- Why People Sell BMV?
- Find Motivated Sellers

Chapter 5 – Deal Analysis

- Market Value
- Achievable Rent
- Refurb Costs

Chapter 6 – The Process

- Find a Property
- Analysis
- Viewing
- Extra Analysis
- Offer
- Conveyancing
- Completion
- Refinance
- Tenant

Chapter 7 – Refurbishment

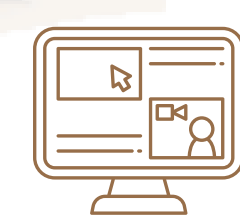
- Types of Renovation
- End User and Required Finish
- Property Value
- Maximum ROI
- Hidden Winners
- Look Out for...
- Your Build Team
- Average Build Costs
- Top Tips

Chapter 8 – Raising Finance

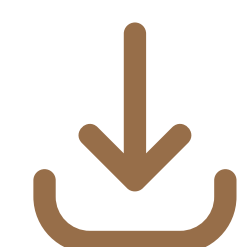
- Raising Finance
- Private Investors
- Loans
- TRUST Model



230 MINUTES OF CONTENT



8 MODULES



36 DOWNLOADS



COMMERCIAL Property Your 1st Steps

Are you wishing to understand how you can use your private pension to invest in commercial property?

If you are already an investors that perhaps have had tenant issues or wish to avoid tenant issues, this course is for you. Commercial properties when properly set up and managed have very few to almost no tenant issues when compared to residential property.

Are looking for a higher rate of return than residential property? Commercial property would typically produce a higher cash flow and potentially a lower capital appreciation. Commercial property is a different kind of investment therefore it's important that anybody that's wishing to increase their cash flow considers commercial property as a potential route for them to take.



Chapter 1- Commercial Property

- What is Commercial Property
- The Three Categories of Property in the UK
- Comparing Residential to Commercial Property
- Residential and Commercial Property Stamp Duty Rate Tables
- Exercise 1

Chapter 2 – Finding Commercial Property

- Your Network Is Your Networth
- Using Commercial Property Websites
- Exercise 2

Chapter 3 – Valuing Commercial Property

- The Two Valuation Methods
- Practical Worked Valuation Example
- Vacant Property Valuation & Opportunity
- Exercise 3

Chapter 4 – Exits

- Exits
- Add Value
- Vacant / Incoming Tenant
- Mortgage & Hold • Commercial Conversion to Residential
- Title Split
- Exercise – 4

Chapter 5 – Leases

- Commercial Lease Types
- Why The Right Lease Is Critical: FRI
- Internal Repairing Only “IRO” Lease
- License to Occupy
- Exercise – 5

Chapter 6 – Commercial Finance

- Commercial Finance
- Commercial Finance Vs BTL
- Loans: Properties
- Commercial Finance On BTL
- Commercial Mortgage Brokers
- Negotiating Rates
- Exercise – 6

Chapter 7 – Power Team

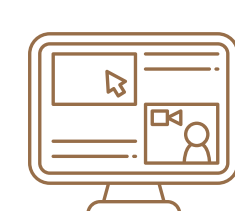
- Choosing Your Power Team
- The Rest...
- Exercise – 7

Chapter 8 – Next Steps

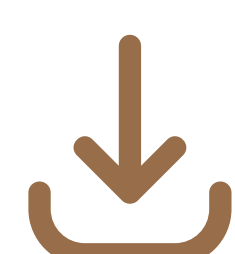
- Your First Deal
- Need Help
- Exercise – 8



219 MINUTES OF CONTENT



39 LESSONS



167 DOWNLOADS



SERVICED Accommodation Bootcamp

This course is designed to deliver your first extra £1,000 per month without making the rookie mistakes most people do without education. Work through 8 online modules from the comfort of your own home and develop the skills you need to succeed in Serviced Accommodation FAST!

EXTRA CONTENT

- How to source your SA using other people's property
- How to setup your FB Business Page
- How to setup your FB Adverts to drive direct bookings
- AirBnB Tips from DSA's Ops Manager
- Furnishing Master Checklist

BONUSES

- Booking.com Account That Cleans Up
- AirBnB Account Setup Guide



Chapter 1- Basics

- Objectives and Course Outcomes
- What is Serviced Accommodation
- Why should you do Serviced Accommodation

Chapter 2 – Operations

- Bookings and Payments
- Guest Communication and Access
- Your Property

Chapter 3 – Organisation

- Limited company: Reason and Questions
- Business Bank Account
- Business Expenses
- Finance Review
- Your Priorities
- Simple Communications • Property Organisation

Chapter 4 – Technology

- Bookings and Payments
- Property Automation
- Communications Automation
- Channel Managers

Chapter 5 – Cashflow Essentials

- Measurement and Management
- Simple Financial Control
- Key Serviced Accommodation costs to understand
- Cash-flow versus Profit

Chapter 6 – Analysis

- Competitive Analysis – Before Going Live
- Competitive Analysis – After Going Live

Chapter 7 – Marketing

- Online Travel Agents (OTA's)
- Critical OTA's
- Direct Bookings
- Local Amenities
- Facebook

Chapter 8 – Proof of Concept

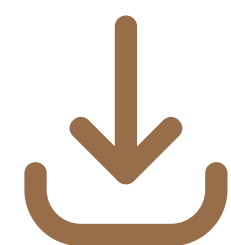
- Choose your first SA unit
- Check assumptions and results
- Next steps to SA success
- Diamond model



219 MINUTES OF CONTENT



39 LESSONS



167 DOWNLOADS



RENT TO RENT Profit from Property You Do Not Own

Our amazing online course that reveals the secrets of Rent 2 Rent.

Learn exactly how to use another landlord's property to make profit on your rent every month. Learn how to get involved in Serviced Accommodation or operate your first HMO without owning ANY property.

If you want to understand what Rent to Rent strategy is, how to do Rent 2 Rent legally or how to find the landlords who are open to this strategy look no further.

This course will explain how to negotiate the agreement with the Landlord, help you to understand the legals and contracts needed, how to set up your rent 2 rent property and much more...



Chapter 1- Rent 2 Rent

- What is a Rent 2 Rent
- How much Money can you make
- Controlling the Asset
- What's in it for the landlord
- Accidental Landlords
- Tenant voids
- Different types of Rent 2 Rent

Chapter 2 – Outstanding SAs

- What is SA
- Which Area's will work
- Holiday vrs Corporate
- How to access Demand
- Due diligence
- Booking.com & Airbnb
- Pulling all the numbers together
- What is a good deal
- Plan B

Chapter 3 – Perfect HMOs

- What is HMO
- Which Area's will work
- How to assess Demand
- Competitor Analysis
- How To assess costs
- How to understand income
- Is it a deal?

Chapter 4 – Exciting Sourcing

- How to approach owners
- Benefits
- How to find deals from letting agent
- Using a deal sourcer
- What to look for
- How to not be scammed

Chapter 5 – Realising your Sales Potential

- Selling YOU
- The pitch
- What not to say
- Objections
- Repeat Business
- Win win

Chapter 6 – The Compliance Side - Company

- Your Business
- Domains
- Insurance
- R2R Deposits
- Negotiating Rents
- Landlord Due diligence
- Contracts

Chapter 7 – The Compliance Side - Strategy

- Serviced Accommodation
- HMO • Covid-19

Chapter 8 – Your Ongoing Success

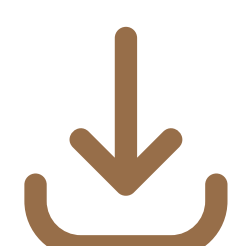
- SA Operations
- HMO Operations
- Long Term Success



218 MINUTES OF CONTENT



33 LESSONS



135 DOWNLOADS



LEASE Option Income

Do you want to speed up your Buy to let investing but don't have the funds required for numerous deposits? Discover how to simply and quickly build your portfolio without using deposits and mortgages with our Lease Option Income course.

Quickly understand how lease options work and the quick income you can make. Discover techniques to find the properties that will work for lease option. Learn how to negotiate the best agreement for a win win solution. Discover how to crunch the numbers to understand if the deal works. Understand how to put together heads of terms for a strong legal agreement.

Learn the skills to develop this great strategy that can quickly and simply give you a great income.



Chapter 1- Monthly Cash-Flow

- We All Have a Choice
- Why Would a Property Owner Agree to a Lease Option?
- The Core Components
- Tasks – 1

Chapter 2 – Basics of Lease Option

- Simple Lease Options
- Purchase Options
- Sandwich Options
- Tasks – 2

Chapter 3 – Finding Motivated Vendors

- The Power of Social Media
- Rightmove & Zoopla
- Leaflets & Letters
- Tasks – 3

Chapter 4 – The Discussion: How to Speak to the Vendor

- The Power of Great Questions
- Components of a Great Property Viewing
- The Big Pitch • Tasks – 4

Chapter 5 – The Numbers

- Pulling the Deal Together
- Number Crunching
- Cost Management
- Tasks – 5

Chapter 6 – The Legals

- Due Diligence
- Legals
- Compliance You Can't Miss
- Tasks – 6

Chapter 7 – Managing Your Lease Option

- Long Term Management
- You Can't Manage What You Don't Measure
- Property & People
- Tasks – 7

Chapter 8 – The Pay Day

- To Do OR Not To Do
- Alternative Exit Routes
- The Future

Handouts

- Property Viewing Checklist
- Heads of Terms Example
- Direct to Vendor Example Letter



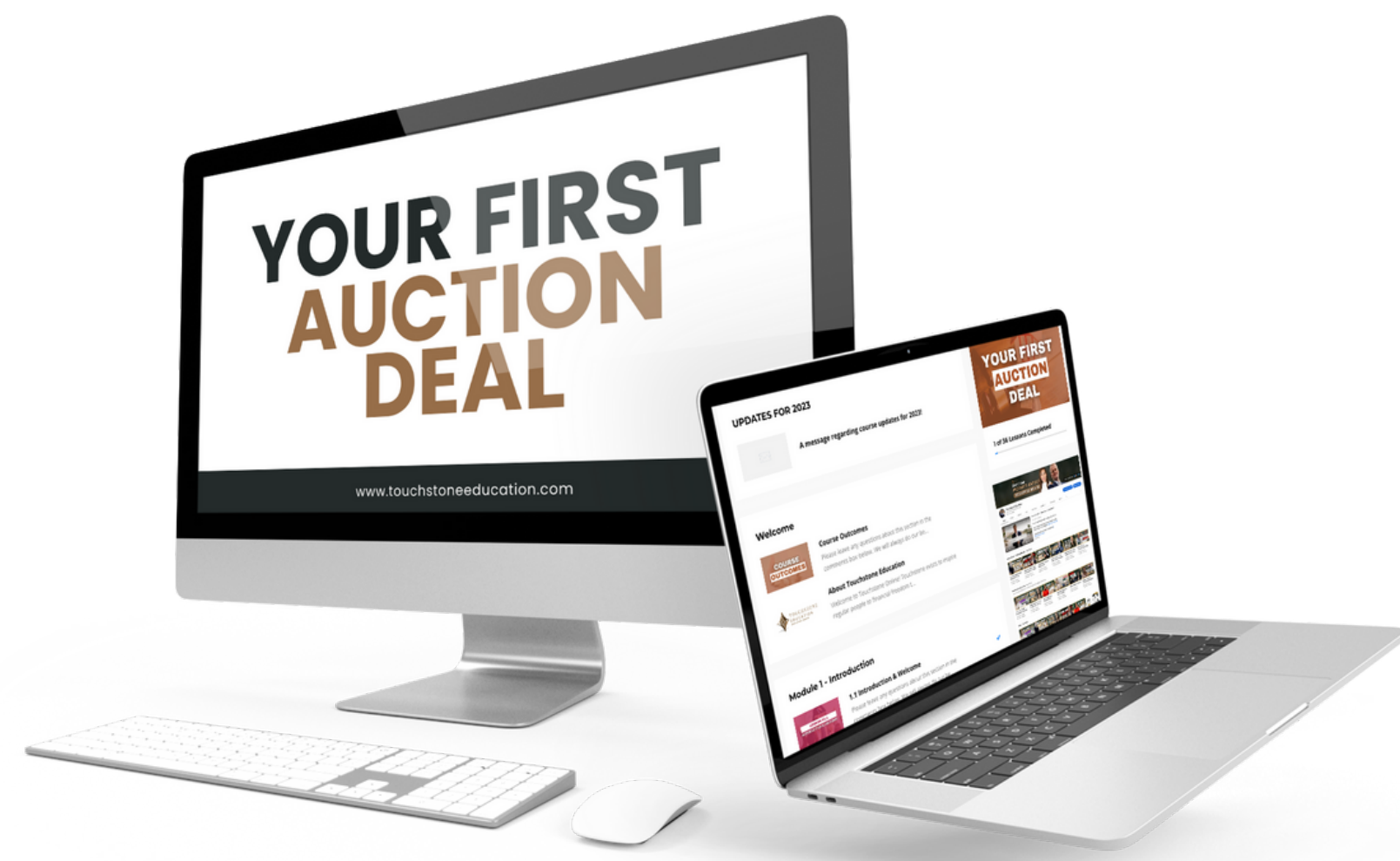
178 MINUTES OF CONTENT



36 LESSONS



137 DOWNLOADS



YOUR 1ST Auction Deal

Auctions are a fantastic place to acquire hugely discounted properties. Simply learn to buy at auction but also before or after auction too.

Once your property is tenanted see how easy it is to sell your property at huge profit through auction again!

Do you want to understand the major potential pitfalls of bidding at auction? Always wondered how auction deals can be financed?

This course can help you to build sufficient confidence to attend auctions having analysed potential deals from the catalogue with a view to bidding on one or more properties.



Chapter 1- Introduction

- Introduction & Welcome
- Auction Basics
- Zoopla Guide
 - Seek Out Local Auction Houses
 - Scour What's For Sale
 - Get Your Finances Sorted
 - Go On Viewings
 - Instruct a Solicitor and Study The Small Print
 - Commission a Survey
 - Don't Do Your Sums Based on Guide Price
 - Get Covered With Insurance
 - Three Top Tips For Auction Day
- Essentials
- Exercise 1

Chapter 2 – “Shop & Uppers”

- Case Study: Heather Kafno – SOLD PRIOR
- Interview with Heather
- Heather’s Property Details & Results
- Exercise 2

Chapter 3 – “JV & 2 Lots”

- Case Study: Iurie Dontu – 26 Viewings & Partnership For 2 Lots At Auction
- Interview with Iurie
- Iurie & Gabriella’s Auction Deals Analysed
- Exercise 3

Chapter 4 – The Best £350 ever Spent

- Case Study: Abi Hookway – Commercial Property & Legal Pack Focus
- Interview with Abi
- Why Abi (& Me!) Did Not Buy This Office
- Exercise 4

Chapter 5 – Don’t Tell The Wife?

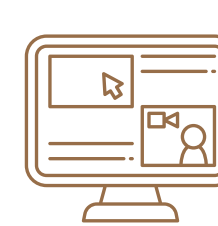
- Case Study: Bhavin Thacker – Residential Property Purchase
- Interview with Bhavin
- Bhavin’s Property Details & The Numbers
- Exercise 5

Chapter 6 – Next Steps

- Next Steps
- Exercise 6



312 MINUTES OF CONTENT



35 LESSONS



150 DOWNLOADS

ADVANCED Property Courses

A photograph of a modern commercial building with a glass facade and a brick tower, set against a clear sky.

**COMMERCIAL
PORTFOLIO
BUILDER**

A photograph showing a small white house with an orange roof sitting on top of several stacks of gold coins.

**RENT
TO BUY**

A photograph of three suitcases in orange, pink, and yellow colors, stacked together.

**SERVICED
ACCOMMODATION
MASTERCLASS**

A photograph of a tall, modern glass skyscraper against a cloudy sky.

**COMMERCIAL
CONVERSION**

A photograph of a man in a dark blue suit, white shirt, and striped tie, standing with his hands clasped in front of him.

**PROPERTY
BUSINESS
MASTERY**

ONLINE

Advanced Property

Courses



Rent To Buy

PAUL SMITH & ABI HOOKWAY

Rent-to-buy is for socially-minded landlords that, whilst wishing to make a profit, also wish to give back in the sense of helping families and individuals to purchase properties that would otherwise not be able to.

Serviced Accommodation Masterclass

PAUL SMITH

This course is for ambitious property investors that wish to build a service accommodation business of scale at speed such they enjoy the benefits of it without having to be involved in the day-to-day operations using our DIAMOND model.

Commercial Portfolio Builder

PAUL SMITH

Life-changing income from your very first project, without waiting until the end of the project to be paid. Complete, detailed, simple to apply proven ROADMAPS designed for property veterans and novices alike.

Commercial Conversion

PAUL SMITH & ANDREW BARTLETT

Life-changing income from your very first project, without waiting until the end of the project to be paid.

Complete, detailed, simple to apply proven ROADMAPS designed for property veterans and novices alike.

BUSINESS MASTERY

TSEN WHARTON & CHRIS DORNAN

This course allows you to master the business of property investment. Its core model offers predictable property profits starting with demand and working backwards.



The key to lasting success is to keep your eyes on the stars and your feet on the ground.

Get in Touch

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Enterprises Limited PCC Industrial ring 3 9491
Ruggell Liechtenstein

+41 43 588 12 87 | office@touchstonewealth.li



COMMERCIAL Portfolio Builder

Introducing the Comprehensive Commercial Portfolio Builder Course - a tried and tested 7-step system inspired by the ancient art of ALCHEMY, where base metals are transformed into gold.

Discover the power of the ALCHEMY Model and unlock the potential of commercial property investment. Imagine being able to turn valueless properties into golden opportunities that generate income for generations to come.

Join us on this exciting journey and learn how simple it can be to Find, Fill, and Fund commercial properties.

"A" for Acquire: Explore the best places to acquire properties and master the art of acquisition.

"L" for Leases: Gain an in-depth understanding of leases and learn to effectively manage them for success.

"C" for Control: Learn the secrets of controlling deals to minimize risks and maximize rewards.

"H" for Hold: Discover the various ownership options and strategies for long-term success.

"E" for Equity: Unleash the power of equity, understand optimal borrowing, and gear your investments for greater returns.

"M" for Mastermind: Surround yourself with a skilled group of advisors and build a network of professionals for lasting success.

"Y" for Your Legacy: Explore the impact of pensions and discover how commercial properties can be passed down to future generations efficiently.

Take the steps towards building a professional and tax-efficient commercial property portfolio. Transform your investment journey today with the Comprehensive Commercial Portfolio Builder Course.

Module 1: ALCHEMY Model

- Exploring The Fundamentals
- Why Commercial Property Investing?
- And Now Covid Lock Downs
- Tasks 1

Module 2: Acquire

- Strategies & Pension Focus
- "Boxes"
- How to Acquire
- Tasks 2

Module 3: Leases

- Lease Language & Types
- Guidelines & Key Resources
- Due Diligence & Key Considerations
- Tasks 3

Module 4: Control

- My "Little Black Book"
- Process
- Simplicity In 3 Steps
- Tasks 4

Module 5: Hold

- What's The Point?
- Holding Structures
- Tasks 5

Module 6: Equity

- Concepts & Vocabulary
- £1m Building Using Other People's Money
- Tasks 6

Module 7: Mastermind

- Inspiration
- My Advice
- Touchstone Mastermind
- Tasks 7

Module 8: Your Legacy

- How Ours Fits Together
- Synergy House
- How About Yours?
- Tasks 8

BONUSES

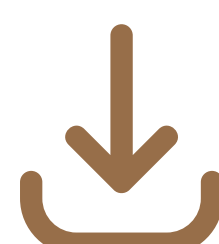
- Black Book
- Heads of Terms Examples
- JV Agreement Examples
- Lease Examples



644 MINUTES OF CONTENT



36 LESSONS



166 DOWNLOADS



SERVICED Accommodation Masterclass

Do you dream of building a thriving service accommodation business that allows you to enjoy its benefits without getting tangled up in day-to-day operations? Look no further than our Serviced Accommodation Masterclass course.

Our course dives deep into The DIAMOND Model, a framework that forms the foundation of our program. By understanding the significance of each element and the sequential nature of the process, you'll gain the knowledge and tools to embark on your journey to success.

Let's start with "D" for Discover. Uncover which types of service accommodation thrive in specific areas, ensuring your investments yield maximum returns.

Next, we have "I" for Interrogate. Dive into a comprehensive investigation of actual night rates and occupancy rates, equipping yourself with the insights needed to create a winning business plan before your service accommodation goes live.

"A" stands for Acquire, and we present you with seven proven strategies to successfully acquire service accommodation properties. With these methods at your disposal, you'll be well on your way to building a profitable portfolio.

Marketing is the key to attracting the right customers, which brings us to "M" for Marketing. Develop a solid plan to showcase your properties effectively and appeal to your target audience.

Operations are vital for success, so we've included an entire module called "O" for Operations. Learn how to efficiently manage customer check-ins and check-outs, maintain high standards of housekeeping, and ensure compliance with regulations.

Numbers matter, and "N" for Numbers will equip you with the essential financial knowledge. Discover the appropriate key performance indicators (KPIs) and learn how to generate regular monthly reports using advanced software systems.

Finally, "D" for Duplicate. Once you've successfully established your first service accommodation unit, we'll show you how to scale your business by adding multiple additional units. We'll cover various aspects, including understanding VAT, capital allowances, company structures, and LLPs.

Are you ready to take your property investment journey to the next level? Join our Serviced Accommodation Masterclass course and unlock the blueprint for building a flourishing service accommodation empire.

Module 1: Introduction

- Wealth, Service & Freedom
- What Is Serviced Accommodation
- Serviced Accommodation Sectors & Examples
- Exercises 1

Module 2: Discover

- Strategic Analysis
- C-A-S-T-L-E-D Model
- Examples & Bonus Content
- Exercises 2

Module 3: Interrogate

- Demand
- Price Point
- Key Costs
- Exercises 3

Module 4: Acquire

- Basics
- 7 Winning Strategies
- Advanced Techniques
- Exercises 4

Module 5: Marketing

- Channel Mix: Route To Market
- Software Solutions & Booking.com "Booking Suite"
- The Extremes: Managing For Yourself & Others vs Hands Free
- Exercises 5

Module 6: Operations

- Set-Up & Compliance
- Your SA Property & Access
- Policies & Communications
- Exercise 6

Module 7: Numbers

- Monthly Reporting By Property
- Financial Software
- Serviced Accommodation Abroad
- Exercises 7

Module 8: Duplicate

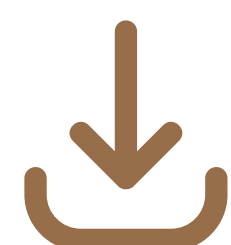
- DIY vs Mastermind
- Tax & Structure
- Pensions, VAT & Commercial Finance
- Exercises 8



853 MINUTES OF CONTENT



33 LESSONS



138 DOWNLOADS



RENT to Buy

Are you a socially-minded landlord who wants to make a profit while also giving back to families and individuals who otherwise wouldn't be able to purchase properties? Or perhaps you're an existing buy-to-let landlord who has dealt with problematic tenants and is searching for a new way to monetise your property?

Introducing our comprehensive Rent-to-Buy course, designed to equip you with the knowledge and skills you need to succeed in this lucrative market. With this course, you'll gain a thorough understanding of the entire process, from using the essential documentation that forms the contract between tenant buyers, landlords, and letting agents (if applicable), to so much more.

Here's what you'll learn:

- Rent-to-buy: the solution that eliminates structural issues with the housing market such as voids, maintenance, and arrears in a single stroke.
- How to identify the right properties to offer for rent-to-buy.
- How to pinpoint the ideal tenants who will eventually become tenant buyers through the rent-to-buy program.
- Financing options for these properties.
- Calculating initial investment, exit numbers, monthly rent, top-up amounts, and the final sale price to the tenant-buyer.

Don't miss out on the opportunity to revolutionise your rental property business and help families achieve their dreams of homeownership. Purchase our Rent-to-Buy course today and start making a difference while maximising your profits!

Introduction

- Course Outcome
- What is Rent 2 Buy?
- Rent 2 Buy Model

Module 1 – R: Reasons

- What Are The Main Reasons People Can Not Buy Their Own Homes?
- What Are The Main Issues Landlords & Tenants Face?
- How Does Rent 2 Buy Solve Landlords & Tenants Issues?
- Module 1 Tasks

Module 2 – E: Entry

- Type of property for Rent 2 Buy
- Converting Existing BTL to R2B
- Buy Refurb Refinance – BRR
- Lease Options
- Module 2 Tasks

Module 3 – N: Numbers

- BTL vs R2B
- BRR & R2B
- Let's Meet Alex & Blair For Their Numbers
- 8 Years From Now....
- Module 3 Tasks

Module 4 – T: Templates

- Legals & Compliance
- The Management Agreement
- Tenancy Agreements
- Rent 2 Buy Contract
- Module 4 Tasks

Module 5 – 2: 2 Wins

- Real life win win Deals
- Rent 2 Buy in Action
- Types of deals
- Module 5 Tasks

Module 6 – B: Business

- R2B Business Essentials
- Practical Example Of New-Start R2B Business
- Scope Of Your R2B Business & Compliance
- Module 6 Tasks

Module 7: U: Utilities

- How to find properties for R2B
- How do we find Tenants?
- Using an Estate & Lettings Agent
- Module 7 Tasks

Module 8: Y: Your Plan

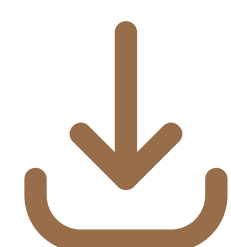
- Course Outcomes
- To Fail To Plan Is To Plan To Fail
- Business Plan
- Module 8 Tasks



568 MINUTES OF CONTENT



38 LESSONS



165 DOWNLOADS



COMMERCIAL Conversion

Introducing the Commercial Portfolio Builder Course: Your Path to Lifechanging Income and Wealth Creation!

In this course, we provide complete, detailed, and simple-to-apply proven ROADMAPS designed for property veterans and novices alike. Let's dive into what you can expect:

"R" for Requirements: Differentiating a Good Deal from a Bad Deal. Discover how to ensure your rewards even before embarking on your journey.

"O" for Opportunities: Unveiling Lucrative Opportunities Right Under Your Nose. Learn to open your eyes to the abundance of possibilities.

"A" for Analysis: Putting Yourself First, Proven Profit Calculations, and Offer Formulas. Understand the crucial step of securing a minimum 25% profit on any property deal.

"D" for Departure: Starting with the End in Mind, Multiple Exits Strategy. Gain clarity on your destination before taking the first step on your journey.

"M" for Money: The Easiest Part Made Clear. Learn how to attract financial resources effortlessly by securing a great deal.

"A" for Administrate: Failing to Plan is Planning to Fail. Leverage our simple-to-follow templates to organize and maximize your success.

"P" for Planning and Tax: The Power of Knowledge. Uncover when and how planning permission is required, and unlock vital insights about tax optimization.

"S" for Stride Forward: Transforming Theory into Action. Empower yourself to convert opportunities into tangible wealth.

If you're ready to embark on a transformative journey of financial prosperity and unlock the secrets to building a commercial portfolio, the Commercial Portfolio Builder Course is your ultimate tool. Don't miss out on this incredible opportunity to change your life!

Welcome

- Personal Welcome From Paul
- Introduction

Module 1: Requirements

- What Is Commercial Conversion
- Why Commercial Conversion
- Your Commercial Conversion Journey
- How Can You Get Rewarded?
- Don't Be Bob The Builder
- Mindset
- Commercial Realities
- Summary
- Exercise 1

Module 2: Opportunities – Finding The Right Property

- What Are You Looking For?
- Use Your Feet
- Let The Internet Bring You Deals
- Let Your Network Bring You Deals
- Let The Dealers Bring You Deals
- Exercise 2

Module 3: Analysis

- Assessing The Deal
- The GDV
- Calculating Your Profit
- Development Costs
- Finance Costs
- Assessment Tool
- Exercise 3

Module 4: The Exit – Realising Your Profit

- Your Options
- Convert and Hold
- Convert and Sell
- The Combination
- Financing Your Option
- Exercise 4

Module 6: Administrate

- Your Role
- The Power Team
- The Offer and Purchase
- The Design
- The Project
- The Exit
- Exercise 6

Module 7: Planning and Tax

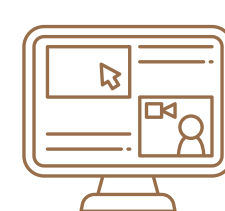
- Planning and Permitted Development, including Prior Approval
- Structure
- Capital Allowances
- Exercise 7

Module 8: Stride Forward – Your Next Steps

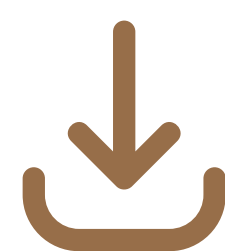
- Your Tools
- Your Plan. Your Next 30 Days
- What Support Do You Need?



644 MINUTES OF CONTENT



64 LESSONS



239 DOWNLOADS



PROPERTY

Business Mastery

Do you wish to professionalise your property investing and expand your income-producing assets with greater certainty? Are you concerned about growing your property portfolio without creating additional work for yourself? And are you worried that you won't be able to afford the lifestyle you envision for your family?

If any of these concerns resonate with you, look no further. Our Property Business Mastery course is precisely what you need.

As Robert Greene famously said, "Mastery is not a function of genius or talent. It is a function of time and intense focus applied to a particular field of knowledge." With our course, you will develop mastery in the realm of property business.

Here's what our Property Business Mastery course covers:

1. **Advanced Strategies for Rapid Expansion:** Discover proven techniques and tactics for accelerating your portfolio growth.
2. **Professionalizing Your Property Investing:** Learn how to transform your property ventures into a well-run and profitable business.
3. **Creating Passive Income:** Explore strategies to generate passive income streams through strategic property investments.
4. **Financial Freedom Planning:** Develop a roadmap for achieving financial freedom through property investing.
5. **Portfolio Management:** Master the art of effectively managing your property portfolio to maximize returns and minimize risks.

If you already own one or more rental properties and recognize that this is the path for you, if you have a clear desire to invest in more properties but lack the knowledge and guidance to do so, if your small property portfolio is currently an unprofessional and disorganized side gig and you want to elevate it into a well-run profitable business, or if you've reached a point of having a decent income from property and aspire to become a full-time investor—this course is designed specifically for you.

Unlock the key to professionalizing your property investing and achieving remarkable success.

Module 1: Mapping your journey to Property Business Mastery

- Where Are You Now?
- Where Do You Want To Get To?
- Different Ways To Get There
- Mindset Foundations For Property Business Mastery

Module 2: Property Strategy Toolkit

- Starting With The End In Mind
- Finding Potential Deals
- Property Deal Analysis – Part 1
- Property Deal Analysis – Part 2

Module 3: Property Refurb & Development 101

- Establish Opportunity
- Planning and Permitted Development
- Commercial Conversion & Mixed Use
- Create Your Description Of Works

Module 4: Mindset Foundations for Property Business Mastery

- Finding and Selecting Your Refurb Team
- Project Management
- Milestones and Quality Standards
- Handover Process, Snagging and Retentions

Module 5: Understanding Money And Making It Work For You

- Financing Your Investment
- The Velocity Of Money
- Leveraging Your Portfolio
- Being a Professional With Your Broker

Module 6: Property Business Management

- Company Structure
- Power Team
- Monthly Money Management
- Property Portfolio Management

Module 7: Leveraging Mixed Use Deals

- Early Stage Considerations & Diligence
- Case Study: Carluke High Street – Commercial Conversion
- Case Study: The Analysis
- Case Study: Bringing It All Together

Module 8: Implementing Your Journey to Property Business Mastery

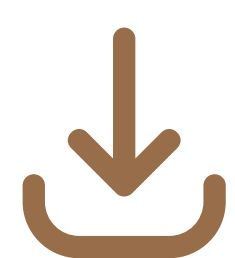
- Your Property Business Model
- Marketing
- Implementing Your Plan For The Next Level
- Building Unstoppable Momentum



724 MINUTES OF CONTENT



31 LESSONS



142 DOWNLOADS

YOUR **W**ealth Journey



Multiple Income Stream Fundamentals

This package includes **all 10 courses** from the grid. If you're a driven, independent learner ready to make a real change by committing to improve your cashflow income, this is the opportunity you've been waiting for.



The **WEALTH ACADEMY**

Boost your property business with **personalised support**. Don't miss out on the opportunity to build a thriving property business faster and stronger.

Included:

- Lifetime Access to **ALL 10 Fundamental Courses**
- 4x1 hour Weekly Q&A sessions
 - Fundamentals
 - SA
 - Commercial
 - Residential
- Monthly Action Plan Report & 1-1 coaching call
- Exclusive Access To our Expert Community
- Exclusive Business Plan Template
- Fortnightly Q&A call with our legal team
-

Event Only Bonuses:

- ALL Deal Analysers & ALL Legal Contracts
- Abi's Wealth Foundation Course
- Lifetime Access To Monthly Networking Events
- Lifetime Monthly Call and Q&A With Paul Smith
- Lifetime access to quarterly deal clinics (worth £995 each)
- Discount Codes & Exclusive Access To Our Sister Companies: Smith Benedict & Co, Redmayne Smith & UK Luxury Breaks

YOUR Wealth Journey



ADVANCED WEALTH ACADEMY

Unleash the power of **personalised support** and **advanced strategy** courses to catapult your property business to new heights of success! This game-changing course is designed for ambitious individuals determined to achieve multiple-six-figure earnings and enjoy high profit margins. Seize this chance to accelerate the growth of your property business and emerge stronger and faster than ever before!

Included:

- Lifetime Access to ALL 10 Fundamental Courses
- **Lifetime Access to ALL 5 Advanced Courses**
- 4x1 hour Weekly Q&A sessions
 - Fundamentals
 - SA
 - Commercial
 - Residential
- Monthly Action Plan Report & 1-1 coaching call
- Exclusive Access To our Expert Community
- Exclusive Business Plan Template
- Fortnightly Q&A call with our legal team
- LIFETIME monthly call and Q&A

Event Only Bonuses:

- ALL Deal Analysers & ALL Legal Contracts
- Abi's Wealth Foundation Course
- Lifetime Access To Monthly Networking Events x2
- Lifetime Monthly Call and Q&A With Paul Smith
- Lifetime access to quarterly deal clinics (worth £995 each)
- Discount Codes & Exclusive Access To Our Sister Companies: Smith Benedict & Co, Redmayne Smith & UK Luxury Breaks

Brand New Event Bonus! Monthly Live Training with founder Paul Smith on ALL Touchstone Education property strategies!

Are You An Action Taker?

Joining our exclusive programmes is the ultimate investment for your success.

Forget about the fee - **what truly matters is the unmatched return you can achieve.**

Imagine the additional income you could earn in just one year with our guidance.

Now, it's time to take action.

Ask yourself: Are our Online Property Courses the missing piece to your prosperity?

I guarantee that **our meticulously curated online property training will surpass anything you've ever seen before.** It is the game-changer you've been searching for. Secure your future and join us today!

Take Action Now!

PROPERTY INVESTING FUNDAMENTALS	Abi Hookway
THE BASICS OF JV FINANCE	Paul Smith
DEAL PACKAGING ESSENTIALS	Paul Smith and Gordie Dutfield
SA BOOTCAMO	Paul Smith
RENT 2 RENT	Abi Hookway and Gordie Dutfield
COMMERCIAL INVESTING: 1ST STEPS	Paul Smith
LIMITED COMPANY ESSENTIALS	Paul Smith
LEASE OPTION INCOME	Abi Hookway
YOUR 1ST AUCTION DEAL	Paul Smith
MINDSET MASTERY	Aniko Smith
4 X 1 HOUR WEEKLY Q&A ONLINE COACHING SESSIONS	
MONTHLY ACTION PLAN REPORT & 1-1 COACHING CALL	
EXCLUSIVE MONTHLY GROUP SESSION WITH PAUL SIMTH	
EXCLUSIVE BUSINESS PLAN TEMPLATE	
EXCLUSIVE INVITE TO QUARTERLY DEAL CLINIC EVENTS	
ACCESS TO PROPERTY DEAL ANALYSERS	
ACCESS TO LEGAL CONTRACT TEMPLATES	
EXCLUSIVE MEMBERSHIP TO TOUCHSTONE COMMUNITY SPACE	
EXCLUSIVE ACCESS TO TOUCHSTONE EDUCATION'S SISTER COMPANIES (SMITH BENEDICT & CO, REDMAYNE SMITH, UK LUXURY BREAKS)	
ADVANCED COURSES: SERVICED ACCOMMODATION MASTERCLASS	
ADVANCED COURSES: COMMERCIAL CONVERSION	
ADVANCED COURSES: RENT TO BUY	
ADVANCED COURSES: COMMERCIAL PROPERTY BUILDER	
ADVANCED COURSES: BUSINESS MASTERY	
EVENT FEE WITH PAYMENT PLAN	
EVENT FEE WITH DISCOUNT FOR FULL PAYMENT EVENT	

MULTIPLE INCOME STREAM FUNDAMENTALS: 10 X COURSES	WEALTH ACADEMY	THE ADVANCED WEALTH ACADEMY
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£9,995	£22,945	£27,945
£6,965	£14,995	£17,995

Cost of single Fundamentals course - £995 *First payment day for payment plans is 30 days after initial payment.

The WEALTH APPRAISAL™

Is your money working for you?

Take this 2 minute quiz to receive a tailored and comprehensive insight report – for free – outlining your current WEALTH score complete with personalised action steps to increase and protect your wealth.



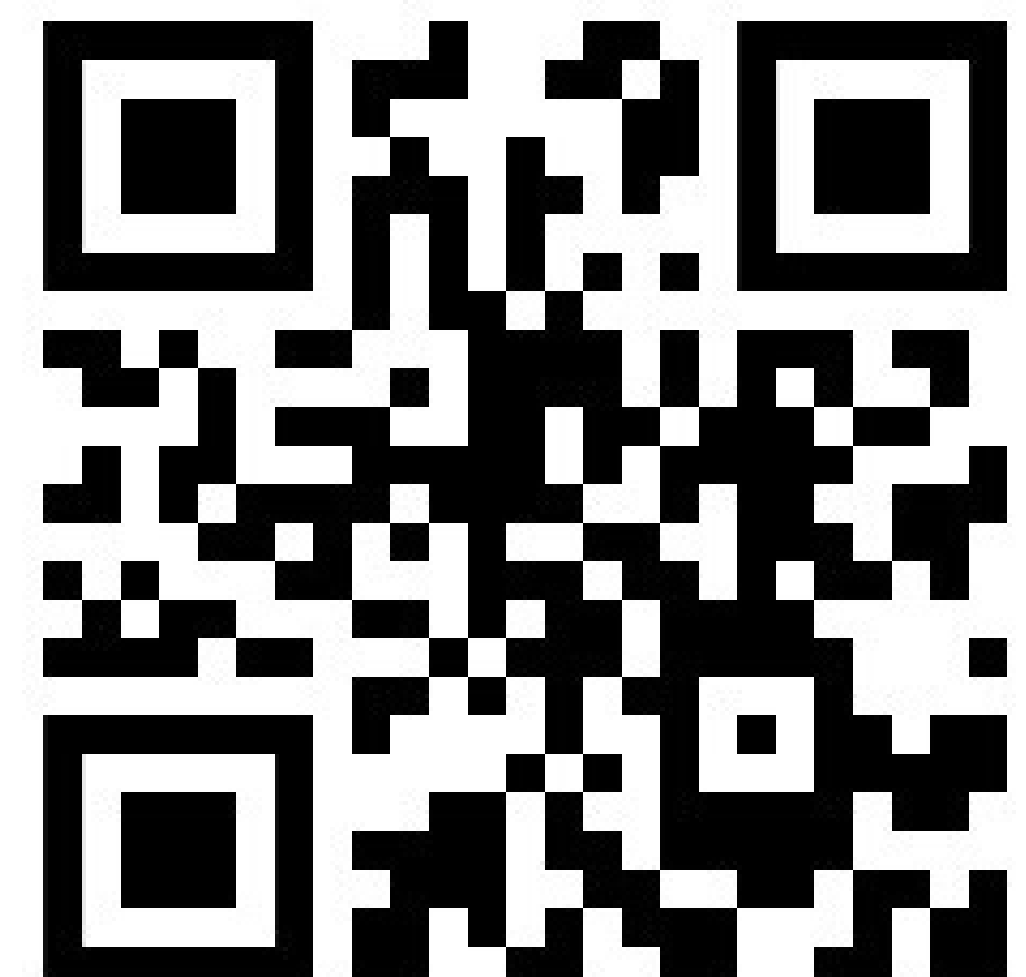
Unlock important financial insights with this fast & accurate, tailored assessment.

Making sure that you're on the right financial track is an obligation that requires competent oversight and proactive management. Without correct and disciplined vigilance, minor mistakes over time will compound into major money problems that you definitely will not want to face later on in life.

Complete **'The WEALTH Appraisal'** to uncover key insights and opportunities you can capitalise on today as well as oncoming problems to avoid tomorrow that'll ensure you keep control of your financial future with clarity and confidence.

- The WEALTH Appraisal takes 2 minutes
- It's an entirely free assessment tool
- You will receive a personalised report

Visit this link to complete the WEALTH Appraisal now:
wealth-b.scoreapp.com



The quality of your life is determined by the quality of the questions you ask.

Your first question should be: am I investing enough in my education?

"With our comprehensive training and knowledge, you will have the power to manifest anything you desire in every aspect of your life. Whether it's luxurious vacations, your dream home, or the peace of mind that comes with a steady stream of income, you can have it all!"

Let me be clear, this programme transcends monetary gains...

"It's about the freedom and choices that money brings. By joining us, you'll not only be joining a community of like-minded individuals, but you'll also be building a valuable property network and creating a lasting legacy for your loved ones.

Picture your future filled with incredible success. Are you ready to make that vision a reality?

Enroll today and partner with Touchstone Education to ignite your business. Trust me, this investment will be the catalyst for transforming your wealth and creating a life beyond your wildest dreams. I can't wait to embark on this journey with you!"

Paul Smith

Founder, Wealth Through Property

