



Architectural Investors & Asset Creation Specialists

Building Your Financial Freedom. By Design.

**The Dilemma
Facing Every
Successful Professional**

You've worked hard
to build your success
and your capital.

But now, that capital
sits in a vulnerable position.

Traditional options feel
inadequate or unsafe,
leaving your future exposed.

The Power of Tangible Assets

Property has always been
the bedrock of wealth creation.
It's real, it's stable, and
it's something you can understand.

So why hasn't everyone done it?

Because doing it right is complex,
time-consuming, and requires a level of
expertise most professionals don't have time to acquire.



Our Mission is to Build Your Freedom

As an Architectural Investor
who has built my own portfolio
using a specific, proven system,
my mission became clear.

To provide a fully managed service
for a select few professionals,
building them income-producing
assets so they can secure
their family's future

This isn't theory for me.
This is the path I've walked myself.

The Product

We deliver one thing:
a **high-performance
property asset**,
fully refurbished,
tenanted, and
delivered into
your sole ownership.



It is a 'wealth appliance'
designed for one purpose:
to generate
passive income for life

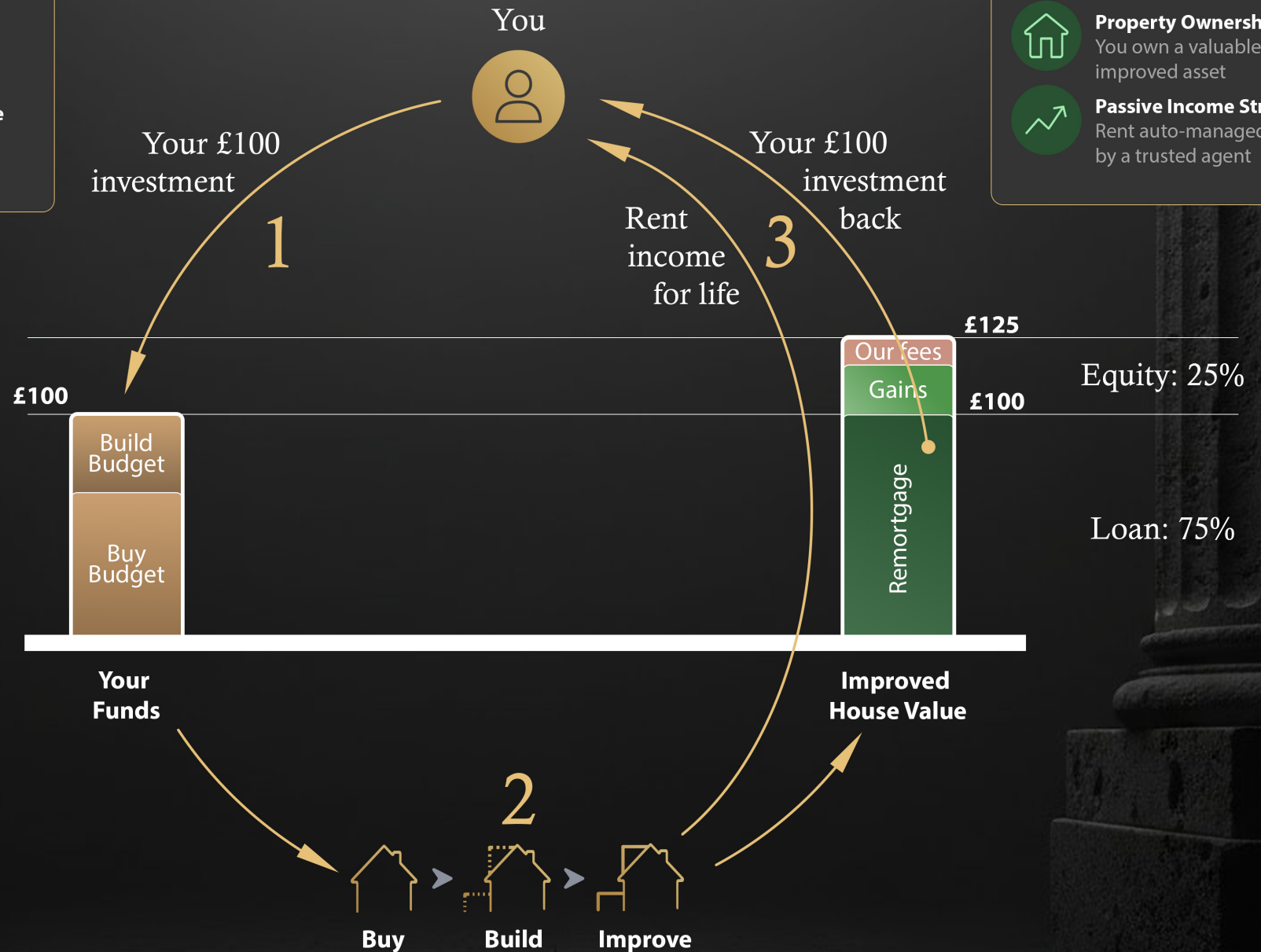
The Wealth Engine

INITIAL SITUATION

-  **Initial Capital**
£100 In your bank
-  **No Ownership**
Your Savings at risk
-  **No Passive income**
Reliance on active income sources

THE OUTCOME

-  **Capital Returned**
£100 In your bank
-  **Property Ownership**
You own a valuable improved asset
-  **Passive Income Stream**
Rent auto-managed by a trusted agent



Figures are for illustrative purposes and assume permanent UK residency. Final property valuations and mortgage offers are subject to independent survey and lender criteria, which may vary based on individual circumstances. As with any investment, property values can fluctuate.

The Process



1) You begin your investment journey with us.



2) You secure the **high-potential property** we've identified.



3) We handle all the complex designs and approvals.



4) Your investment funds the property's transformation.



5) You receive **your investment back** from a lender/bank



6) We place a **quality tenant** to make your property profitable.



7) You now are the owner of a **high-value asset** and a rental profit for life.



8) Our fee is a share of only the **extra wealth generated**



The Investment & The Return

Stage	Income	Outcome	Balance
Your investment:	£ 150.000		£ 150.000
Purchase of the property:		£ 90.000	£ 60.000
SDTL & Fees:		£ 6.000	£ 54.000
Plannning & Construction:		£ 40.000	£ 14.000
Contingengy (9%):		£ 14.000	£ 0
Remortgage (75%LTV):	£ 155.000	£ 5.000	£ 150.000
Return of your investment:		£ 150.000	£ 0

After 8 months you have:

- Your **full investment back** into your bank account
- The **ownership** of a house **valued on £ 210.000** with an equity of £60.000
- An **auto-managed income** of +£ 6.000 per year **for life**
(And all of that without moving a single finger)

The typical rent values for an investment as described are:

Rent:	£ 1.200
Mortgage	£ 560
Agent fees	£ 120
Net profit	£ 520

* These figures are estimation on our previous investments, figures may change.

* Minimum investment are £120.000 and maximum investments are £300.000.

The Result

An asset you own, generating income from day one, securing your future.



Case of study 1: “Lovel Road” Liverpool

Step	Income	Outcome	Balance
Initial investment:	£ 145.000		£ 145.000
Purchase of the property:		£ 93.000	£ 52.000
SDTL & Fees:		£ 7.000	£ 45.000
Plannning & Construction:		£ 45.000	£ 0
New Property Valuation:			£ 230.000
Remortgage (75%LTV):	£ 172.500	£ 1.500	£ 171.000
Return of the investment:		£ 145.000	£ 26.000
Equity left:			£ 57.500

Monthly income:

Rent:	£ 1.400
Mortgage	£ 751
Agent fees	£ 140
Net profit	£ 509

After 8 months we got:

- The **full investment** back into the bank account
- The **ownership** of a house valued on **£ 230.000** with an **equity of £57.500**
 - An **auto-managed income** of +£ 6.100 per year **for life**
 - An **extra £ 26.000** to use towards the next project



Case of study 2: “Pauline Walk” Liverpool

Step	Income	Outcome	Balance
Initial investment:	£ 92.000		£ 92.000
Purchase of the property:		£ 74.000	£ 18.000
SDTL & Fees:		£ 2.650	£ 15.350
Plannning & Construction:		£ 13.500	£ 1.850
New Property Valuation:			£ 130.000
Remortgage (75%LTV):	£ 97.500	£ 1.100	£ 98.250
Return of the investment:		£ 92.000	£ 6.250
Equity left:			£ 32.500

Monthly income:

Rent:	£	800
Mortgage	£	350
Agent fees	£	80
Net profit	£	370

After 5 months we got:

- The **full investment** back into the bank account
- The **ownership** of a house valued on **£ 130.000** with an **equity of £32.500**
 - An **auto-managed income** of +£ 4.400 per year **for life**
 - An **extra £ 6.250** to use towards the next project



A Transparent Process Built on Trust

Our journey is transparent and structured in two clear stages:

Stage	Our fees	When is due
1. Analysis & Acquire	5% of your investment	Upon completion of property purchase
2. Refinance & Tenant	40% of the equity value	Refinance successful and a tenant is in place

Your Protection is Built-In:

Full Control: You retain 100% ownership and control of the asset and the funds at all times.

Contingency: Every budget includes a 9% contingency for unforeseen issues.

Performance Fee: Our main payment is only due after your property is refinanced and generating income. Our success is tied to your success.



Is This Path Right For You?

We work with a limited number of investment partners each year to ensure the quality and success of every single project.

If you are a professional with over £120,000 in investment capital and are serious about building long-term financial freedom, I invite you to schedule a private consultation.

Alejandro Trinco - Director

trinco@air-arq.com

www.air-arq.com

