

If you would like to advertise here please call 07717 210690



For all your Residential & Investment Mortgage needs
contact **Adam Tanner** on **01233 639531**

**LOOKING TO GET YOUR
BUSINESS SEEN BY A
LARGER AUDIENCE ?**

JUST ASK !!

**Call Rick
to discuss on:
07717 210690**

Landlords Cover

Why leave cover to chance ?



Call us on **01494 719980**

e: penkent@insurance-desk.com
www.insurance-desk.com

Insurance Desk Services is a trading style of
J R Cox which is authorised and regulated by the
Financial Services Authority



SOLD



For all your Residential Sales & Letting Enquiries
contact **Paul Sharp** on **01233 639531**

PEN Kent

"In Property : Your Network = Your NET WORTH"

Call : 07717 210690

www.penkent.com



Property & Entrepreneurial Network Kent
"In Property : Your Network = Your NET WORTH"

Tuesday 17th Apr 2012
Doors Open 7pm

Ashford International Hotel
Ashford, Kent, TN24 8UX

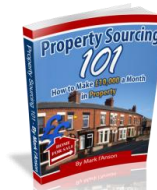
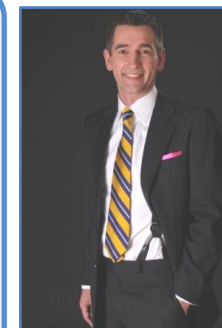
Welcome to Kent's fastest growing meeting for property owners and business entrepreneurs alike. Helping you to kick-start your success by mixing with like-minded people of all backgrounds, professions and help to increase your knowledge.

Tonight's Event :

Tonight we are extremely pleased to have MARK l'ANSON as our guest speaker.

Having met Mark at Progressive Property's Super Conference in March I was impressed by his humble style for a man that is achieving some fantastic creative results in the world of deal sourcing and packaging and thought he has an excellent story to share with us.

Not only is he achieving excellent results in the property arena but he's using this wealth now to help others and is a man on a mission to help special needs schools in Zambia !



PEN Kent

"In Property : Your Network = Your NET WORTH"

Call : 07717 210690

www.penkent.com

Property & Entrepreneurial Network Kent What's it all about ? ...

First and foremost ...

... **Property & Entrepreneurial Network Kent** is all about **YOU** !

A warm welcome from your host **Rick Walton** and hope you enjoy this first edition of the **PEN Kent** newsletter.



PEN Kent was started in January 2011 and was set-up by Kent-based property investor **Rick Walton** in order to bring like-minded investors and budding entrepreneurs together to share ideas, contacts, best practices and also to provide a resource to help you through the tough times when things aren't going as well as they could but to also celebrate your successes. Rick has been investing in the Kent area for just over 6 years now and in that time has travelled from complete novice to successfully running a multi-million pound portfolio. Having also worked as a consultant for **Rich Dad Education**, a leading international property & wealth training company during the last 4 years, Rick's passion for helping and inspiring others to create their own financial future has also grown in this time ... hence the growth of **PEN Kent** !

Thank you to those who have already visited the website at – www.penkent.com – do check out the useful links page and feel free to contact us if you would like to recommend any other great sites. To **stay informed** of future events, guest speakers and to receive the latest newsletter, then simply fill in the box to be added to the mailing list.



PEN Kent aims to provide a place to share ideas, contacts & connections and support you as you and your business grows. We carefully select guest speakers for the events so that they provide specific hints and tips on how to further your business and wealth.

PEN Kent

"In Property : Your Network = Your NET WORTH"

Call : 07717 210690

www.penkent.com

Property & Entrepreneurial Network Kent Next Month's Event ...

15th May – Vicki Wusche
Make More Money From Property -
www.MMMFP.com



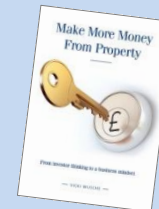
May see's the return of Vicki Wusche who has just launched her second excellent book – "Make More Money From Property".

I think the title of the book speaks for itself and it follows Vicki's straight talking style where she loves to share the real nuts and bolts of what does and doesn't work in today's investing market. Having just read the book myself after her successful London launch, I can honestly say its packed with strong advice and real tips on how to create a successful property business today.

Vicki doesn't do over complicated and dubiously financed strategies and has a focus on providing excellent quality of service to her investing clients based on sourcing strong cashflowing property deals which she can refinance at a later date.

Vicki will no doubt be sharing her principles from the book of making sure you have the correct Mindset to Succeed, have an Understanding of the Economic Environment that is today's market and most importantly treating Property Investing as a Business and not a hobby to create significant wealth to achieve your dreams.

We look forward to welcoming Vicki to PENKENT and If you haven't grabbed a copy of her latest book then check it out at www.MMMFP.com now !



PEN Kent

"In Property : Your Network = Your NET WORTH"

Call : 07717 210690

www.penkent.com

Property & Entrepreneurial Network Kent Useful Information ...

Future Dates for the Diary

Pen Kent occurs every 3rd Tuesday of the month (except December) from 7pm

- Tuesday 15th May 2012
- Tuesday 17th July 2012
- Tuesday 19th June 2012
- Tuesday 21st August 2012

Other Property Networking Groups

Kent Property Club – Meet on the 2nd Wednesday of the month
Next event is 8th May 2012 - guest speaker is Paul Ribbons
Venue: Bridgewood Manor Hotel, Walderslade, Chatham, Kent, ME5 9AX
Book now at : www.kentpropertyclub.com

Berkshire Property Meet – Meet on the 3rd Monday of the month
Next event is 21st May – Guest speakers are Vincent Wong & John Lee
Venue: Holiday Inn, Manor Road, Maidenhead, SL6 2RA
Book now at : www.berkshirepropertymeet.com

Useful Websites

www.mypropertypowerteam.co.uk - Excellent resource for property investors

www.rightmove.co.uk - Search for property sale & rental prices in your area

www.easyroommate.co.uk – Find tenants for your house shares

www.nethouseprices.com – Lists data on house sold prices

www.insurance-desk.com – Provider of landlords insurance cover

www.closedbridgingfinance.com – Experts in short term bridging funding

www.aleptiscoaching.co.uk – Business & start-up coaching & training

PEN Kent

“In Property : Your Network = Your NET WORTH”

Call : 07717 210690

www.penkent.com

Property & Entrepreneurial Network Kent



T: 01322 382662 E: improve@huldec.com www.huldec.com

HULDEC
HOME IMPROVEMENTS

Free NO
Obligation
quotations
CALL TODAY
01322 382662

**Does your property
need an overHUL?**

Check out what Huldec can do for you, simply visit our website www.huldec.com

Then call us today & quote **PENKENT** for your exclusive discount.

Checkatrade.com
Follow us on: [f](#) [t](#) [l](#)

www.expertsuccessformula.com

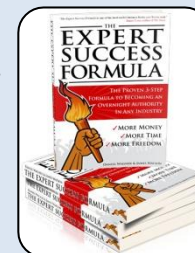
One of the speakers at Progressive Property's Super Conference this year was **Daniel Wagner** – creator of Expert Success Formula.

Without wanting to sound like some raving fan, this book is an absolute must for anyone who is looking to up their game and get ahead in today's online world.

How would you like to be **CHOSEN** rather than **CHASING** the money? - Well now you can find out how.

And being the internet age, anyone with drive and passion and a message to share can become an expert in their field of choice. **Great information based on a simple 3-step formula.**

Daniel is currently super busy with latest projects but has kindly agreed to speak to PEN Kent at July's meeting – until then keep your eye out for the official book launch and grab excerpts now at www.expertsuccessformula.com



PEN Kent

“In Property : Your Network = Your NET WORTH”

Call : 07717 210690

www.penkent.com

Property & Entrepreneurial Network Kent Members Details – How Can I Help You?

Rick Walton 07717 210690 info@penkent.com
Property investor focussing on high cashflowing properties in Kent and larger refurb opportunities in Brighton area – Always willing to help & work with more JV partners

James Trickett 07912 182222 jamestrickett@live.com
Buying agent for busy investors, HMO Landlord and professional stocks & shares trader

Chris Payne 01303 850085
Local estate agent with Your Move, Folkestone – happy to help with market advice and buying & selling enquiries

Sophie Mahir 07828 901174 www.aleptiscoaching.co.uk
|Coach | Trainer | Wealth Creator| – Offering help with getting your business started

Nelson Pallister 07956 237152 nelson@boothwm.com
Independent Financial Adviser, specialist in holding investment property in a self invested pension with considerable tax advantages.

Rebecca Mahir 07801 267837 rebecca@mypropertyfinders.co.uk
MY Property Finders – sourcing properties

Julian Donnelly 07852 980672 jdonnelly@jamesrosa.co.uk
Tailored Financial Reconstruction – business turnaround, repossession, bankruptcy, IVA, creditor negotiation specialist

Jane Colby 07891 875945 jane.colby@ghldirect.co.uk
Mortgage / Finance Structuring

Robert Bond 07866 744885 robertpbond@tiscali.co.uk
Electrical Contractor – covering all aspects of domestic & commercial electrical works

Ashley Bond 07738 714425 ashbond20@gmail.com
Builder in all aspects – offer high quality at low price !

Andy Garrish 07879 041520 taff.garrish@sky.com
Provider of Energy Performance Certificates (EPCs) and Floorplans

To be listed in the next issue please register at this meeting or sign-up online

PEN Kent

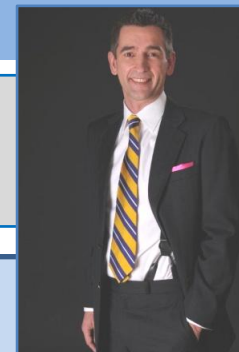
“In Property : Your Network = Your NET WORTH”

Call : 07717 210690

www.penkent.com

Property & Entrepreneurial Network Kent Tonight's Main Event Speaker...

17th April – Mark l'Anson
Property Deal Trader & Sourcing
Expert - www.markianson.com



Mark has been in the property market for over 8 years, trading in Spain, Cyprus, South Africa and the UK. In Spain 202 properties traded and sold, Cyprus 212, South Africa 84 and in the UK over 350 properties traded.

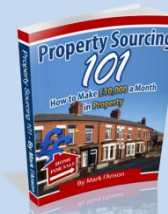
After an early career in the Armed Forces, Mark started a second career in corporate sales with household names like NTL (now Virgin) before discovering property over 8 years ago. Although successful careers give a good standard of living, they don't set you financially free.

He has two arms to the business, trading property and teaching others how to make their own property millions using different strategies of sourcing, buying, keeping and trading.

Mark has spoken at various events, such as Simon Zutshi's PIN Meetings, the Property Investor Show (Excel), The Property Super Conference - Wembley, The London Property Meet, Vanish Patel's Millionaire Club, Marsha Wright's Business Acceleration Bootcamp and the Bucks and Warwickshire Property Meets.

Enthusiastic, inspiring and always available to help others achieve their financial goals.

Making money with people rather than from them.



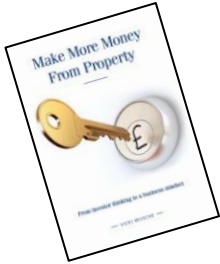
PEN Kent

“In Property : Your Network = Your NET WORTH”

Call : 07717 210690

www.penkent.com

“Make More Money From Property”



NEXT MONTH'S SPEAKER

VICKI WUSCHE's
2nd BOOK IS NOW
OFFICIALLY
AVAILABLE
TO PURCHASE



Visit www.MMMFP.com to grab a copy !

www.MMMFP.com

Inspirational Quotes

“All our dreams can come true –
if we have the courage to pursue them.”
Walt Disney

“Whether you think you can
or think you can't, you're right.”
Henry Ford

“A goal is a dream with a
deadline.” - Napoleon Hill

“A mind is like a parachute,
it doesn't work if it isn't open.”
Frank Zappa

“It is in your moments of decision
that your destiny is shaped.”
Tony Robbins

“Get perfect later.” - Rob Moore



Series of horizontal lines for taking meeting notes.

Disclaimer:

Warning: Property values can fall as well as rise. This document and other documents provided are for informational purposes only. The information should not be interpreted to be a commitment on the part of Property & Entrepreneurial Network Kent (PEN Kent). PEN Kent cannot guarantee the accuracy of the information presented. Information provided in this document, and during the meeting is provided "as is" without warranty of any kind. The user assumes the entire risk as to the accuracy and the use of this document. Any views or opinions presented are solely those of the individuals and do not necessarily represent those of PEN Kent.

Property & Entrepreneurial Network Kent Members Details – How Can I Help You?

Zoe Cairns 01634 716692 zoe@zoecairns.com
Social media trainer | Consultant | Speaker

Iain Palmer 07973 440973 iain@aaproperty.org
Property finder & building project manager with specialist background in tiling

John Gwillam-Winter 0800 781 2433 johnandsheila@minibills.co.uk
Sheila Gwillam-Winter

Specialists in Saving Money/Making Money | Reducing the bills of property owners & increasing the profit margins for everyone | Training in how to build a passive income helping others to do the same |

To be listed in the next issue please register your details at this meeting



Fed-up With Being Paid Peanuts ?

If you have funds & you are looking to invest but don't know where to start then book a 30 minute **Strategy Consultation** with Rick now at:
success@walton-investments.com

CARPETS 4 LESS

ASHFORD'S FAVOURITE CARPET STORE

Call GARY now on 01233 501280
& quote PEN KENT to get the best available discounts

www.carpet4less.eu



PEN Kent

"In Property : Your Network = Your NET WORTH"

Call : 07717 210690

www.penkent.com

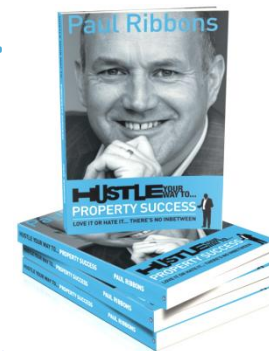
If you would like to advertise here please call 07717 210690

"HUSTLE YOUR WAY TO... PROPERTY SUCCESS"

If you haven't bagged yourself one
already....

....grab yourself a
copy of PAUL's latest book NOW !

www.paulribbons.com



Aleptis
COACHING & TRAINING



Small Business Coaching

From pre-start to full growth & development
with Sophie Mahir – Coach | Trainer | Wealth Creator

Get your **Free Taster Coaching Session** at:
www.aleptiscoaching.co.uk

PEN Kent

"In Property : Your Network = Your NET WORTH"

Call : 07717 210690

www.penkent.com