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

Tuesday 21st August 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 GILL FIELDING as our guest speaker.

What Gill doesn't know about making money from property investing probably isn't worth knowing !

Gill's straight talking style and oodles of experience are bound to leave you with pages of notes and plenty of action points to skyrocket your portfolio to the next level.

Very pleased to welcome Gill back to PEN Kent as Gill was one of my early teachers and key influences in my success in property investing.



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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 5 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.

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

18th September – George Narthey The Social Housing Expert



Between George and his business partner Ben, they have over 40 years experience investing in the UK property market.

Property was initially something of a 'hobby' alongside their careers in Product Marketing and Export Management respectively. Portfolio development provided them with an excellent 'test-bed' for many of the investment strategies employed by successful investors. As their 'hobby' grew out of control, it became the route into full-time property investment.

A change of strategic focus in 2003 saw their emphasis shift from buying and selling, to buying and developing to hold. Investing for 'income' rather than for 'capital' became the priority, the Social Housing Market almost exclusively the target.

Like all investors, they have made their share of mistakes, but these have served to broaden their knowledge and understanding of the property market. George has enjoyed some great times and survived challenging ones too – and thankfully, has lived to tell the tale!

Social Housing is an area George is passionate about even if it is not as 'posh' as corporate or professional lets! George's experience demonstrates that Social Housing provides a much needed service but it also generates strong and sustainable income streams to rival any other property investment strategy!

George expects the knowledge and experience he will be sharing at PEN Kent next month to prove invaluable to present and prospective investors alike.

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Property & Entrepreneurial Network Kent Useful Information ...

Future Dates for the Diary

Pen Kent occurs every 3rd Tuesday of the month from 7pm

- Tuesday 18th September 2012
- Tuesday 20th November 2012
- Tuesday 16th October 2012
- Tuesday 18th December 2012

Other Property Networking Groups

Kent Property Club – Meet on the 2nd Wednesday of the month
Next event is 12th September 2012 - guest speaker is Jim Haliburton
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 17th September – Guest speaker is Simon Zutshi
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

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Your Chance to Shine !

Here at **PEN Kent** we are always looking to keep things fresh and find new ways to engage with our dedicated attendees - and this month is no different.



We are on a SEARCH !!! Whether you are a relative newbie to the industry or uber-experienced landlord or investor, we would like to give you the chance to **share your journey** to inspire others.

Whether it's a challenge you've overcome, or simply a cracking creative deal that you've done, we'd like to share your story here next month so get those fingers typing and send your stories across to info@penkent.com for your chance to be published next month.

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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

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



21st August – Gill Fielding Learn from The Secret Millionaire

Gill Fielding is not only a wife and mum, she is also a self made multi millionaire with huge credibility in the financial world. Gill is an FSA regulated Chartered Accountant and has held several high profile positions including being a director on the board of an ethical trust and an advisor to the Inland Revenue on tax free savings. Gill is also in demand as a financial spokesperson regularly appearing on the BBC, ITV and Sky TV and in just about every national newspaper & financial magazine.

Gill was born into a poor family from the East end of London. Despite humble beginnings Gill realised that she was ‘financially free’ in 1997. Since then she has worked to share her knowledge with others by facilitating wealth creation through her writings & personal appearances.

Gill’s media CV is extensive & she has been a ‘Secret Millionaire’ on Channel 4, a business expert on The Apprentice – You’re Fired show, & a financial commentator for the BBC, ITV & CNBC. She appears regularly on a variety of other TV shows around the world. Gill is currently a financial expert for the BBC & hosts a monthly phone in for BBC radio, & has historically contributed to ITN & Channel 4’s TV election coverage.

Gill’s life mission is ‘to light the spark of financial possibility for as many people as she can’ & Gill considers herself to be incredibly fortunate, firstly to know what her life mission is, but secondly to be able to live a life on mission every single day.

Gill is absolutely certain that wealth can be achieved by anybody – because she has done it!

www.gillfielding.com

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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
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success@walton-investments.com

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