



Partnership Programme

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BY CHRIS PATON & CHRIS HENRY



ASPIRE

ASPIRE
GROUP



WHO IS ASPIRE GROUP?

Aspire Group is the culmination of 2 people, Chris Paton & Chris Henry whose shared values and vision brought them together to create this powerful industry leading brand.

Chris Paton is an award-winning property developer and investor of over 12 years has built both investment companies with a portfolio of property and a construction company. To date Chris has completed the full development of 43 high specification HMO's and created 254 units of accommodation.

Chris Henry formerly worked in the corporate banking sector for 24 years before taking early retirement. Since retirement Chris has taken a keen interest in property investment and SSAS pensions, having developed the latter into a growing trusted investor syndicate of £6.1m to date. Chris also supports SME business growth through his Action Coach franchise.

At the core of everything we do is our values. These are hugely important to us and we will only work with partners who share these. Our values are Family, Helping & Giving, and Quality.

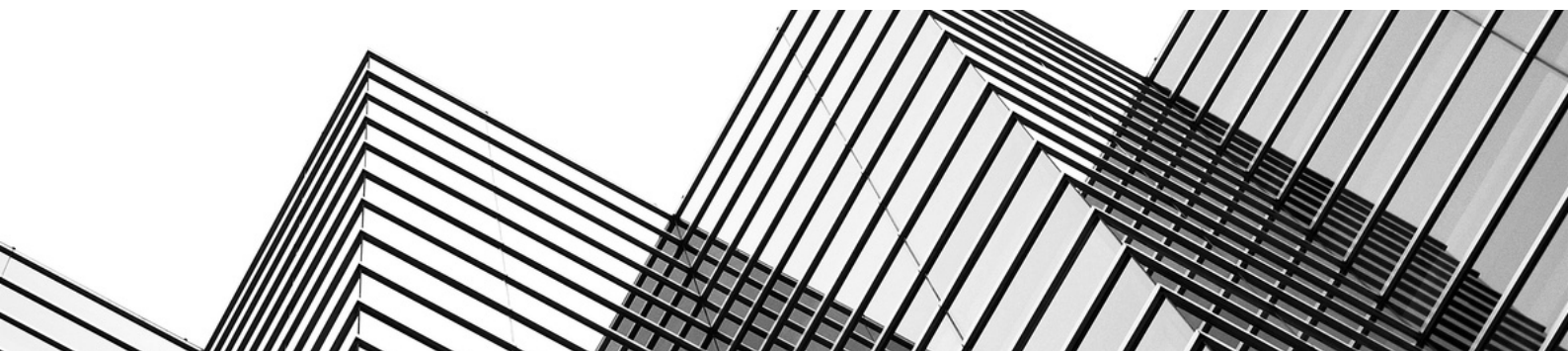
Family, everything we do is untimely for our family & friends. Creating exceptional sustainable investments allows us a lifestyle where we can spend time with our loved ones, sharing life's precious moments and support the people around us when they need it. Through property we are building a legacy which will ensure future generations are cared for.

Helping & Giving, we want to help and give by sharing our knowledge, providing mentorship and our time for the betterment of others alongside supporting our chosen foundations through the B1G1 platform.

THE VISION, THE VALUES

Quality, Key to creating exceptional investments is ensuring everything we do meets our expectations of quality. The pride we take in the outcome is one of life's great rewards. Quality ensures longevity, sustainability and an excellent tenant experience.

The Vision, We want to build a national community, offering exceptional Co-Living accommodation in every city in the UK by 2030. Co-Living space is vital part of housing infrastructure within the UK and its needs and role within society will only grow in prominence with the ever-evolving lifestyles of millennials. We will be at the forefront of the industry pioneering the best homes, community and service





WHAT IS THE PARTNERSHIP PROGRAMME?

The **Partnership Programme** is a truly outstanding opportunity for anyone who shares our values and vision and aspires to have more and give more. Leveraging all of our knowledge, experience, infrastructure and funding ability, we will provide a proven framework, the brand, the management and the funding to grow your very own portfolio of HMO Co-living properties in your area.



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HOW DOES THE PROGRAMME WORK?

Once we become partners, you will start the on-board process. Assisted by our team, we will provide you the tools, documentation, process operating manual, mentorship and support.

01_Analysis & Property Sourcing

First we will conduct detailed analysis of the selected areas to understand the level of demand, tenant type and achievable rent. Once our analysis proves positive results, we will then approach a network of property sourcers who will work with our brief to find 2-3 credible opportunities.

We will collectively visit the properties and perform a full evaluation on the chosen property.

02_Valuation & Acquisition

Once we have selected a property and performed a full internal analysis to ensure it meets our criteria, we will action a RICS valuation to understand it's current and proposed commercial value. Providing these meet our criteria, we will then start the acquisition process.

03_Design & Specification

We will then take the property through our design process. This well-honed process will maximise both product profitability and user experience to create a unique co-living proposal. This will produce a detailed scope of works and design drawings enabling contractor tendering.

04_Due Diligence & Contractor Appointment

Next, a tendering and due diligence process will start in order to appoint the right contractors to turn the design to reality. We will assist and mentor you as needed through this process including the submission of legal documentation as well as meeting the contractors as needed and provide construction contracts.

05_Construction

A construction process manual, video tutorials and virtual tour will clearly document the construction process and end result giving a firm framework to work too. Throughout the project we will make regular site visits, host virtual meetings to support you and administer the paying of contractors.

06_Dressing

We will then organise the dressing and photography of the property and attend on the day. This process will ensure we have both photographs and a virtual tour of the property which will enable industry leading digital marketing.

07_HMO Licensing & Compliance

We will then complete the application process to obtain the correct licences to operate.

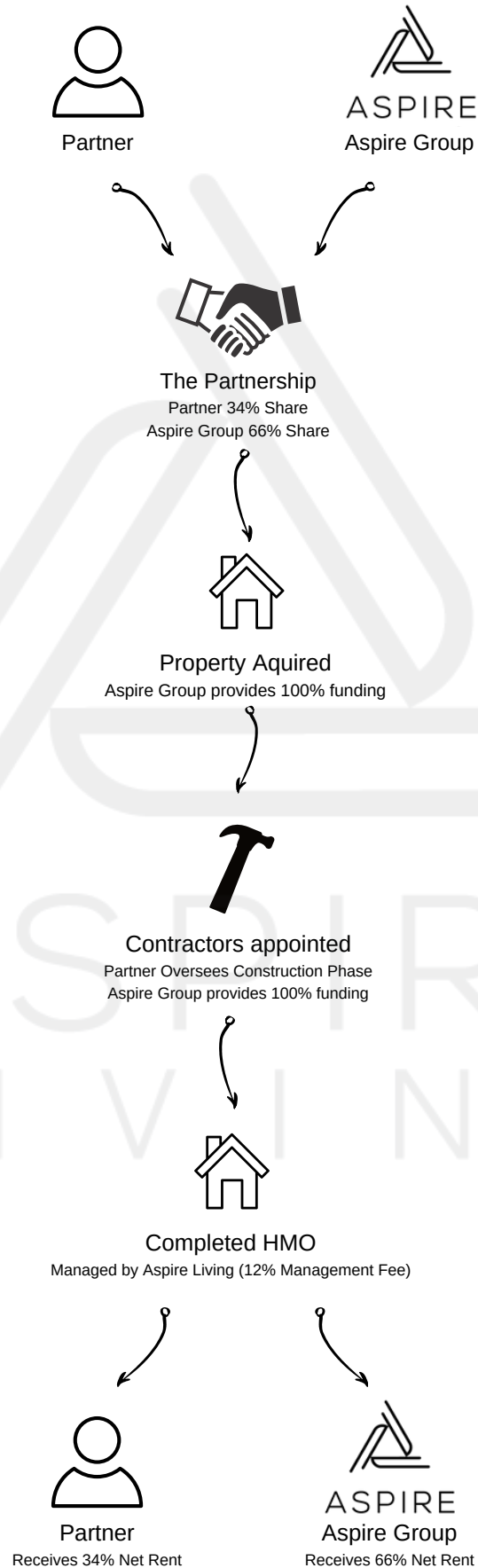
08_Maintenance Operative Appointment

We will then work with you to appoint a select few local maintenance operatives who can carry out all future maintenance.

09_Letting Management

Then we do our bit by managing the investment. We will compile all marketing material including imagery and literature for the property and then make it live on marketing platforms. We will handle all enquiries, evaluating each lead to make sure they meet our criteria. Our appointed viewing clerk will take viewings and ensure the proposed tenant fits our tenant profile. We will handle the tenancy agreement, check-in, rent collection, tenant management, maintenance attendance and check-out giving you a lifelong hands-off investment.

THE MODEL



WHAT ARE WE LOOKING FOR?

Do any of these resonate with you?

- Have limited or no funds
- Have a construction background
- Are passionate about achieving quality
- Driven & focused
- Dream of building a property portfolio
- Have values aligned to ours

We are looking for ambitious partners who share both our vision and values. All candidates must have a superior work ethic, be able to strictly follow processes and have a strong why.

Our Business & Life Values

- Family first,
- Timelessness & Sustainability
- Management of expectations
- Learning together & from each other
- Brilliant customer service
- Openness & honesty
- Crystal clear communication
- Commitment
- Having Fun
- Creating win-win outcomes
- Being fair & reasonable
- Always be positive
- Take action



Chris Henry



Chris Paton

ASPIR
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