

HOW TO BUILD A HIGH
CASH FLOWING
PROPERTY PORTFOLIO

IN 90 DAYS



**How to Build a High
Cashflowing
Property Portfolio
That You Don't Own**

JAMES MURPHY



A MESSAGE FROM JAMES MURPHY

Founder of Global Property Wealth Network

To start with, I wanted to thank you for taking the time to invest some time into me and read this guide.

4 years ago, I was sitting exactly where you were. Trying to figure out how I can make an additional source of income that was as PASSIVE as possible.

Just in case you're new here, let me quickly fill you in on my background and how my wife and I were able to scale from nothing to 400+ units since 2019...

BACKGROUND STORY

In 2019, our 5 year old son came home from school with bruises all over his body.

My wife (Steph) and I were shocked, upset and genuinely scared for the wellbeing of our son.



Our son was not speaking to us and kept crying profusely.....

I still remember the bruising on his body till this day.

That day haunted me for years and it was part of my WHY on why I started this side hustle with real estate.

We rang the school to find there was no incident report, and nobody knew what had happened.

The worst thing was that the school staff didn't even seem to care.

They acted like our son was not important.

Steph and I made the instant decision to pull him out of that school and place him into the only other school in the area with immediate effect.

However, there were two issues with that:

- 1 It was a Private School.
- 2 We were broke. (It was £12,000 per year)

BACKGROUND STORY

I had been a Youth Leader at a Church for 9 years and Steph was in between roles. I have always loved helping people and a big reason we launched this business was so that we can continue to do exactly that.

But, if we didn't find a way to increase our income we were going to have to send our son back to his previous public school.

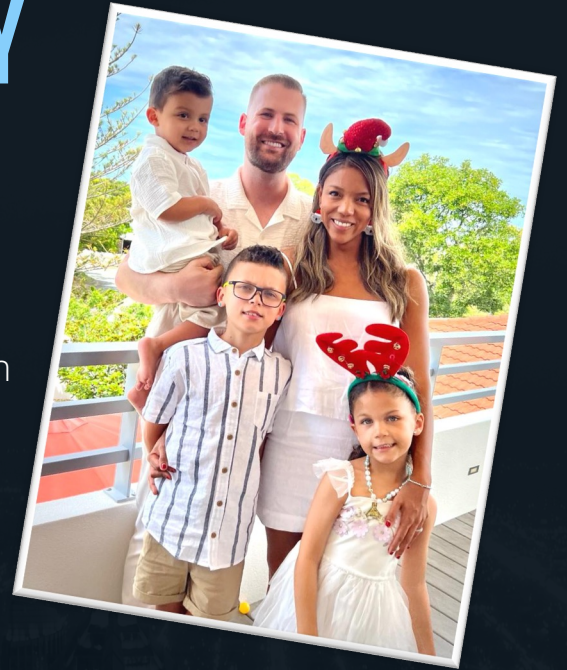
For those of you who are reading this as parents, you can imagine how scared we were. It was time to sacrifice a job that I loved in order to support my family as a Father.

That evening, I started to research ways to build a side hustle. I had always had an interest in real estate and I did hours and hours of research on all those different strategies (Development, Flips, HMOs etc) but none of them seemed viable because of the amount of money you needed to start.

Let's keep it real, we were broke at the time.

Then a friend asked us if we had looked at going down the Rent-to-Rent Short-Term Rental route..

Finally we had found a property investment strategy that wouldn't require us to have £50k + to start with, and we could get a healthy return with as little as £5,000 - £10,000 to invest.



BACKGROUND STORY

I was shocked. I nearly cried when I found out about this opportunity. It felt like this was going to be the side hustle that was going to change my life, but even more importantly...my family's life.

So, with £5000, which was our life savings and a £10,000 loan we scraped together by taking out loans and maxing out credit cards to get the right education to learn about this side hustle....

We were able to acquire and launch our first 3 units in a month or so.

2 apartments in Sheffield and 1 in Cambridge that needed some serious work.



My wife and I said " We can't go back from working on this side hustle....it has to work or it has to work."

BACKGROUND STORY

For those of you reading this and thinking 'that sounds scary'...

it was. ...

Steph and I went ALL IN on this.

Success was the only option in order to give our children the life that we wanted them to have.

A peace of mind

A safe environment

A Better Education

No more worries

Did we have all the answers?

Absolutely not!

But we were not going to give up because that would mean giving up on our children, and the FEAR of that feeling is stronger than any other you could ever feel.

**I remember my wife telling me
"James, this has to work otherwise we will lose
our life savings."**

BACKGROUND STORY

Those three units were steadily cash flowing us around £1000 per month, which was great, but not enough.

So we kept working, building connections and our network and then FINALLY at the end of the year we were able to secure the deal that changed everything for us.

A lease option on 11 flats that made us a NET PROFIT of anywhere between £6-10k every single month.

I'll be honest, we were terrified to take on this deal because of the size of it but once again we decided to bet on ourselves and take the leap of faith.

Our cash flow had just 4x'd OVERNIGHT and allowed us to put our son through private school.

Not only that, but now the side hustle we originally started turned into a full blown full time business.

Since then, we have worked non stop to acquire over 400 units across the world, employ over 100 staff members to help them feed their families and achieve £10,000,000 in revenue.

Imperfect ACTION will take you places that analysis paralysis will not.

BACKGROUND STORY

My WHY is my family.

I will do ANYTHING for them and for most of you reading this right now, your WHY will take you to places you never thought you would see in your lifetime.

This is a VERY POWERFUL secret that most entrepreneurs do not speak about.

Remember this.

The information provided in or through this Website is for educational and informational purposes only.

I have moved my family over to Dubai and know that they will receive the best care in the world because we can afford it.

I can confidently, and incredibly proudly say that we are now financially free and I can give my family the life they deserve.

All thanks to Short Term Rentals..This side hustle changed my life.

HOW DOES THE RENT-TO-RENT MODEL WORK?

Rental Arbitrage or 'R2R' refers to subletting other people's properties.

We then market these properties on AirBnb/Booking.com etc on a nightly basis.



Broken down very simply:

- We pay the Landlord £1000/month to rent their property for the next 3 years.
- We redesign and furnish the property so it is suitable for listing on AirBnb, take the photos and list it onto AirBnB and similar websites.
- We charge £100/night, get bookings for 20 days per month (£2000 revenue), pay for housekeeping and replenishments (£120) and bills (£300) and take a profit of £1580!

Yes, this is completely LEGAL with the right permissions from the landlord. It blew my mind when I found out as well!

ADVANTAGES OF RENTAL ARBITRAGE / SHORT- TERM RENTALS

- **Faster Launch time** - Purchasing property can take 3,6 or even 9 months to go through to completion and set up an AirBnb unit. On average, we look to secure, furnish and launch our units in 6-8 weeks.
- **Unrivaled Scalability** - You can launch 5,10,15+ units at ONE time and can 10x your cashflow overnight in ONE deal.
- **Low Startup Cost** - You'd be lucky to secure a QUALITY property with a £50,000 deposit. However, with that same £50,000 you could secure 5 AirBnB units through our strategy and reach a monthly profit of up to £5,000/month.
- **Complete Control** - 1 in 2 landlords experienced non-paying tenants during the 2020 pandemic. Landlords were also forced to take massive losses during this time because of eviction bans. With Short-Term Rentals, guests don't have the same rights to remain as long-term tenants do. You are protected from losing money hand over fist.





WILL LANDLORDS AND DEVELOPERS ALLOW ME TO SUBLET THEIR PROPERTY?

Yes! As long as you pitch it right.. (as a hands off investment for them).

Here are the 3 main reasons we have found that Landlords and Developers are happy to work with us:

- 1 You guarantee the rent on their property for the next 3-5 years without them doing ANY work.
- 2 You will clean their property 4-5x per week and it is in our best interest to maintain their property to a very high standard.
- 3 You will cover all maintenance costs under £100.

If you were to ask any landlord, around the WORLD they would all have a similar issue when it came to renting out their property; TENANTS. We can take away this day-to-day stress, while guaranteeing them the rent on their property.

HOW MUCH PROFIT CAN I MAKE FROM A SHORT-TERM RENTAL?

It will vary depending on location, time of year and the target market you are looking to attract.

On average, if you manage the unit yourself then we would expect to see a profit of £800-£1,200/month averaged out over a 12 month period.

However, some of the more luxury AirBnB units we run reach over £7500/month profit!

For example, here are a few of our students outlining their profits from units over the past years:

Modern 2BR Apt Near Legoland/Windsor/Heathrow

★ 4.75 · 20 reviews · Slough, England, United Kingdom

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HOW MUCH DOES IT COST TO START?

The total cost to acquire and launch an unfurnished unit is £7-12k. This cost includes:

- Putting down a deposit
- Paying first month's rent
- Buying furniture + any other soft furnishings in the bathroom,
- Small appliances along with decorative items.
- However.. your initial investment could be as low as £3k if the unit is already furnished.

To put these numbers into perspective...

Buying a quality rental property will cost you upwards of £50,000.

That property will most likely cash-flow between £250-£400 per month after all expenses.

With that same £50,000 you can acquire 4-10 R2RSA's and cash flow £750-1200 per unit.

That's £3,000-12,000 per month in potential cash flow...

7.5 - 30x MORE than a traditional buy to let.

HOW CAN YOU START?

Reach out to me on **Facebook** or **Instagram** if you would like to learn more about how we could potentially help you launch your own Short-Term Rental business.



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