



# Distressed Assets



**LEARN TO BUY  
PROPERTY 50%+  
BELOW MARKET  
VALUE WITH LITTLE  
OR NO CASH**

**BUILD A PROFITABLE  
PORTFOLIO TODAY!**

DISTRESSED ASSETS PROPERTY  
INVESTMENT WORKSHOP  
MARBLE ARCH, LONDON & LIVE ONLINE  
**SATURDAY 6th SEPTEMBER 2025**  
**10.00AM-5.00PM**

**ONLY £97**

This course is suitable for property investors, sourcing agents, deal packagers and other property professionals. Learn to source below-market-value distressed assets like a professional, secure them quickly with competitive finance, for **buy-to-let investment**, development, flip or BRRR. We will teach you to source property for yourself or for your clients. This workshop will allow you to source properties at rock-bottom prices **ANYWHERE** in the UK.



## TRAINERS

### DOMINIC FARRELL

A BSc (Hons) in Economics, MBA (Defence), Property Investor/Developer & Author of The Amazon No.1 Bestseller

Property Auctions: Repossessions, Bankruptcies & Bargain Properties (3rd Edition 2025)

### CLAIRE FARRELL

Former Director of Legal at Balfour Beatty Construction, Senior Lecturer in Property & Construction Law at Leeds Beckett University & A Practising Property & Construction Solicitor with 25 Years' Experience, & A Property Investor

### JOSHUA LEE

CeMap – Mortgage & Bridging Finance Specialist – The UK Adviser

# RECENT PROPERTY AUCTIONS



## 46% CAPITAL GAIN IN 6 MONTHS

Bought after auction for £65,000. Tenanted yield at market rent 14.6%. Revalued 6 months later at £95,000. No refurbishment required.



## 47% CAPITAL GAIN IN 6 MONTHS

Bought prior to auction for £75,000. Tenanted yield at market rent 13%. Revalued 6 months later at £110,000. No refurbishment required.



## BOUGHT FOR £60,000 YIELD 18%

Bought after auction below the Reserve for £60,000, renting at £900 per calendar month (PCM). In excellent condition throughout. Significantly below market value.



## 4-BED HMO GROSS YIELD 36%

Acquired Off-Market for £60,000 with an annual rent of £21,600 and a gross yield of 36%. No refurbishment required.



## AIRBNB LIVERPOOL FC

Acquired Off-Market via an associated property company for £39,950 and will be an Airbnb for 4 people visiting Anfield for Premier League football.



## PROPERTY CALL OPTION

As part of a larger property call option this 1 bedroom ground floor apartment was acquired for £22,500 and yields 32%.

## THE DISTRESSED ASSETS PROPERTY INVESTMENT WORKSHOP

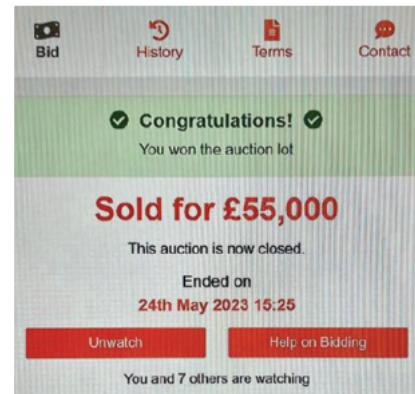
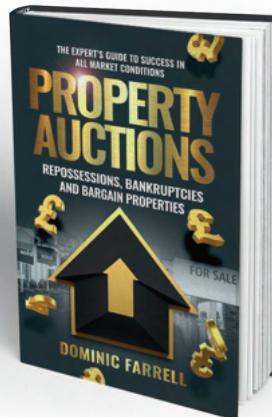
### CORE OBJECTIVES

#### 1. Distressed Property Investment – Source property substantially below market value (BMV)

- ✓ What is a distressed asset, and why now is the best time to invest since 2008/2009.
- ✓ How to source BMV distressed assets for personal investment purposes or to sell on to others, either for a fee or profit (flip).
- ✓ Buy properties with NO CASH and flip for profit using a professional legal technique.
- ✓ What's a property Call Option?
- ✓ Creating a viable property strategy, whether for investment, development, or sourcing.
- ✓ Houses v HMOs v Leasehold Flats – what's the best strategy in the current market?
- ✓ Learn to value a property like a professional.
- ✓ Understand the key investment ratios and numbers which make a potentially good investment, OUTSTANDING.

## 2. Property Auctions – Repossessions, Bankruptcies and Bargain Properties LIVE

- ✓ Up to 50 % BMV.
- ✓ Property Auctions – Not all properties at auction offer value. How to sort the outstanding opportunities from the duds.
- ✓ Property auction strategies & tactics that work in 2025.
- ✓ Navigate the legal pack – fix issues for a huge uplift in value – real-world examples.



## 3. Off-Market

- ✓ How to source off-market opportunities. Illustrated with current examples.
- ✓ Sources of Intelligence – Where do you find off-market bargains like this?



## 4. Law - how to fix problems for an instant uplift in equity

- ✓ The legal pitfalls to avoid & the legal challenges to embrace.
- ✓ Do you buy in a limited company or as an individual?
- ✓ How to manage risk. The risk management matrix.



## 5. Finance – the latest bridging & mortgage advice

- ✓ Get the latest mortgage and bridging advice from an expert, and also learn how to qualify.

## 6. Buy, Refurb, Refinance and Rent (BRRR)

- ✓ How to use a small deposit, bridging and mortgage finance as part of a Buy, Refurbish, Refinance & Rent (BRRR) strategy.



## Networking with speakers & delegates after the workshop

Join fellow delegates and trainers in the bar for a coffee or drink afterwards. This is an opportunity to share ideas, thoughts, and experiences.

## After the workshop community

Delegates will have a range of property experience. You will have an opportunity to share your experiences with others. Whatever the question, how trivial you think, someone will have an answer. All delegates, if they wish, will have access to a private Telegram group.

# Zoom Meeting

As part of this course, all attendees are entitled to a free 30-minute 1-2-1 Zoom with Dominic Farrell after the event to discuss their strategy, goals, and aspirations and how to get started or increase growth.



# Distressed Assets

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