



Distressed Assets



TUNA FISH
PROPERTY

LEARN TO BUY PROPERTY SIGNIFICANTLY BELOW MARKET VALUE AT PROPERTY AUCTIONS

DISTRESSED ASSETS PROPERTY
AUCTIONS WORKSHOP MARBLE
ARCH, LONDON & LIVE ONLINE

SATURDAY 6th JUNE 2026 10.00-5.00

£97

**60%
capital gain**
in just
8 months
with no refurb



Sold Prior

TRAINERS

DOMINIC FARRELL

A BSc in Economics and an MBA (Defence), property investor/developer and the author of the UK's No.1 bestselling property book about auctions, **Property Auctions: Repossessions, Bankruptcies and Bargain Properties** (4th Edition 2026)

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

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%.

DISTRESSED ASSETS PROPERTY AUCTIONS WORKSHOP

CORE OBJECTIVES

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 LITTLE CASH using bridging finance and mortgages.
- ✓ How to use Property Call Options to secure distressed assets?
- ✓ Create 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**.

Property Auctions – Repossessions, Bankruptcies and Bargain Properties LIVE

- ✓ Up to 50 % BMV
- ✓ Auctions – Not all properties at auction offer value. How to sort the outstanding opportunities from the duds.
- ✓ Property auction strategies & tactics that work in 2026.
- ✓ Navigate the legal pack – fix issues for a huge uplift in value – real-world examples.

2026

Purchased Prior to Auction
£135,000 Yield 13% - 18%

- 4 Bedroom House
- 2 bathrooms
- 1216 sq ft/EPC C
- Conservatory
- Off-road parking 2-3 cars
- Huge plot of land
- 5 mins walk to major hospital
- £200,000 to £240,000 local sales prices



Off-Market

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



2025 – Auction
Freehold
EPC C
£68,000
13% Yield

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

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

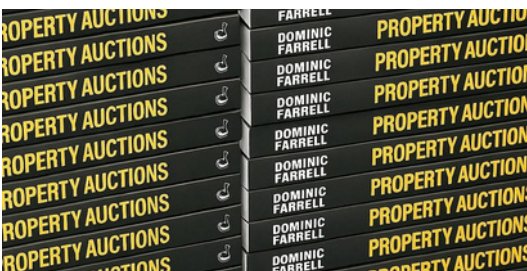


Finance – the latest bridging & mortgage advice

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

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.





**47%
capital gain
in just
6 months
with no refurb**

Sold Prior



**46%
capital gain
in just
6 months
with no refurb**

Sold After



Sold Modern Method Leasehold

1 bed Apartment

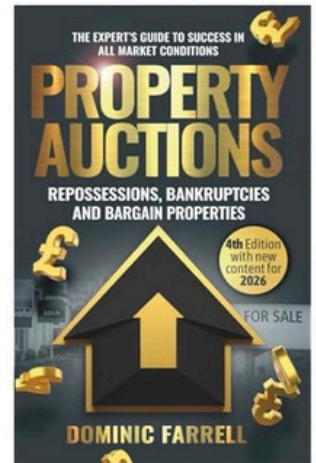
Windsor Road, Liverpool, Merseyside, L13 8BD

1 bedroom 1 bathroom 1 reception

This auction has now ended

Sold for: **£14,000**

Just released



Property Auctions: Repossessions...

★★★★★

45 reviews

#1 Best Seller

£14.99

Purchase Price	Purchase Price	Purchase Price
£60,000	£25,000	£60,000
Property auction Terraced house Rent £10,800 Yield 18%	Off-market Apartment Rent £7,200 Yield 29%	Off-market 4x bed HMO Rent £21,600 Yield 36%



Purchase Price	Purchase Price	Purchase Price
£22,500	£80,000	£39,950



Distressed Assets

TUNA FISH PROPERTY

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