

A New Approach to Finance & Property in the UK

Financial Freedom through Property Investment

"The best time to plant a tree was 20 years ago. The second best time is now."

~ Chinese Proverb



novafinancial
a new approach

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Property Vs Shares

A New take on an Old Question



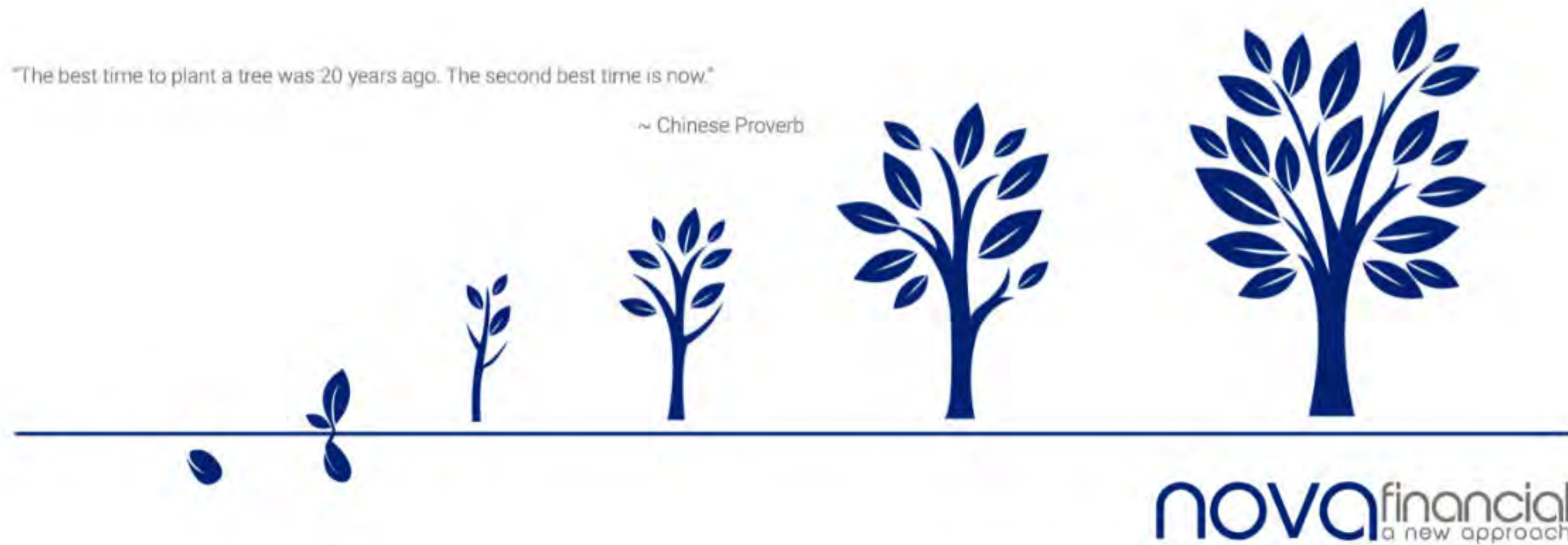
1. Nova Financial - who we are and what we do
2. Historical Returns
3. To Gear or Not to Gear?
4. Reinvesting & Liquidity
5. Diversification
6. Questions

WHO ARE WE & WHAT DO WE DO?

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WHAT MAKES US WE DIFFERENT?

Our Service

Our Qualifications

Strong relationships

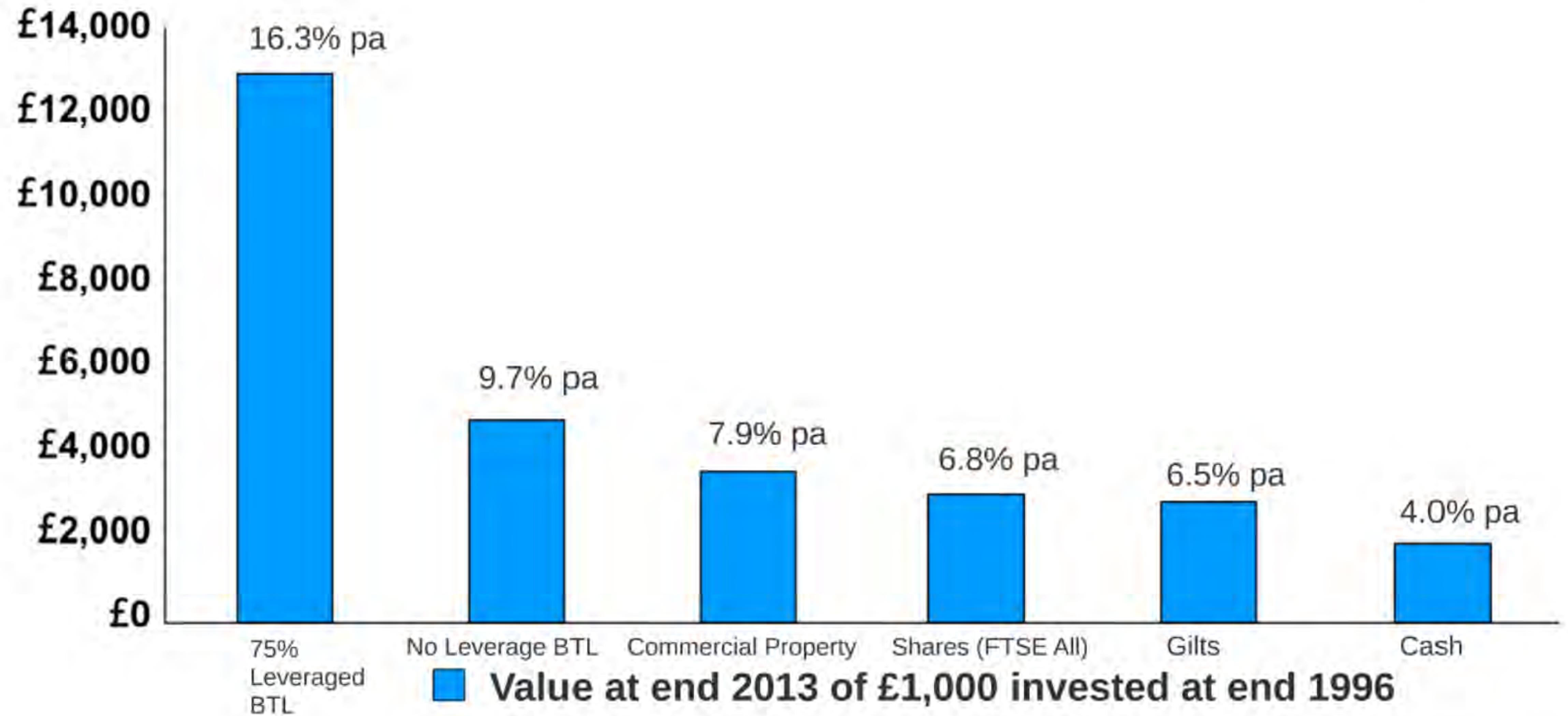
Our Experience

Property Vs Shares

Is the Answer Simple?

Historical Returns

Chart 1 – Cumulative total returns for the main UK asset classes (1996-2013)



So which is right for you?

It Depends!

Property;

- Asset Base Building
- High Yields
- Leveraged Strategy

Shares;

- Diversification
- Liquidity



GET ADVICE ON WHAT IS RIGHT FOR YOU!

HAVE A WRITTEN PLAN / STRATEGY

Harvard MBA Students Survey

The question they were asked was:

“Have you set clear, written goals for your future and made plans to accomplish them?”

- 3% had goals and they were written down
- 13% had goals but they were NOT written down
- 84% had no specific goals

10 years on the 3% who had goals written down were earning 10 times as much as the other 97% combined.

Our observation from this is that written goals keep you focused and give you purpose.



INVEST IN PROPERTY WITH CONFIDENCE WITH NOVA FINANCIAL

The Nova Investor Support Pack;



Free Initial Consultation in our Central London Office



Free Property Recommendation inc Property research, selection, strategy, structuring and more (usually valued between £500 to £2,500)

Assuming you proceed with our recommendation receive the following freebies – available for a limited time only;



Full Lettings & Management for a discounted 7% UK-wide (Market rates are 10-15%)



Free 1st year Rental Guarantee



Free 1st year Subscription for "YourBuy2Let" Landlord Management Software



Free 1st year Landlord Insurance (saving of £100-£500)



Free Mortgage & Portfolio Review & Advice

MANAGEMENT TEAM



Paul Mahoney
Managing Director

- 15 years experience
- Financial & Property Advisor
- FCA Approved person
- General Manager of Spring Financial Group (2011-2014)



David Alberto
Chairman

- 25 years experience
- Bought & sold billions of pounds worth of property
- Founder of Avanta Managed Offices



Stefan Vadamootoo
Operations Director

- 15 years experience
- Invested & Advised on Shares, Property & Fixed Income
- Financial & Property Advisor
- Executive at Spring Financial Group (2013-2017)



Ian Rudland
Head of
Advisory Panel

- 30 years experience
- Respected Property Professional
- CEO of Vail Williams (1999-2015)



Julian Power
Financial Director

- 15 years experience
- Qualified Accountant
- Ran various property advisory businesses in the UK & Germany



Giles Fallan
Advisory Panel

- 20 years experience
- FCA Approved person
- Ran various property companies in the UK

Feedback & Questions

