



**PERFECTLY LINKED**  
PROPERTIES



**CORPORATE  
BROCHURE**

An aerial photograph of a city at sunset, with a bar chart overlay in the bottom left corner. The text is overlaid on the image.

**SOURCING HIGHLY  
PROFITABLE  
PROPERTY  
DEVELOPMENT  
INVESTMENTS IN  
LONDON,  
BIRMINGHAM,  
MANCHESTER,  
LIVERPOOL AND  
DUBAI**

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## Due Diligence

One of the main advantages to working with Perfectly Linked Properties is our ability to perform due diligence as part of our free service. This means that we thoroughly research each area we work in, we evaluate the last five years and what plans are on the table in the next five years. We investigate the full demographics in the area, including the availability of good schools, transport arrangements, entertainment, and the local cultural profile. We will also investigate current house prices, and the background to the local property market speaking to a range of local property experts in the area, e.g., estate agents and other property investors etc. Property prices can go up as well as down but overall property prices increase.

# MEET THE KEY TEAM MEMBERS

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Our own investment journey began when we became 'accidental landlords'. We inherited properties and successfully rented them out at a healthy profit. Alongside this we have purchased and joint ventured on several development projects over the years. We have also invested in off-plan properties.

We remember the excitement of buying our first property and can totally relate to new investors. Our experience with property development means we understand the construction industry well.

Perfectly Linked Properties is run by Weston and Rashida Bogle who each bring something special to the property investment market.



## Weston Bogle

Weston is co-founder and director (and experienced landlord) he has several years of experience across multiple properties. His expertise across the nationwide property industry speaks for itself, as does his growing reputation as an industry leader.

Weston also works on numerous construction projects across the country, including commercial property conversions, new build homes, apartments, and more. He works closely with his clients to ensure their goals are met and looks forward to working with you. Contact Weston so that he can assist you further.



## Rashida Bogle

Rashida is co-founder and Managing Director of Perfectly Linked Properties and the everyday face of business. She is a driven property expert and a property investor with over a decade of experience across the UK and Dubai property industry. Working closely with recognised developers in the UK and Dubai, she takes regular trips to ensure her local knowledge is up to date and her understanding of the laws and regulations in Dubai are refreshed. She is a trusted property management agent with unprecedented expertise in portfolio management and works hard to guarantee her clients get the best deals directly from developers.

Rashida is an interior designer specialist with an eye for detail and a passion for the property market. She is committed to helping her clients get the most from the current property market and helping her clients to make more informed decisions. Contact Rashida who is ready to help you with your property investment journey.



## Chantelle Grant

Chantelle is our client liaison manager her many years of experience in the national property industry continues to impress her clients. As a people's person at heart and a hard worker by nature, she is always motivated to help her clients achieve their personal and professional goals, going above and beyond to exceed expectations.

Chantelle invests in the industry herself, adding to her property portfolio over the years and now wants to share what she has learnt with you (her clients) to help you maximise the returns you are able to achieve on your investments. Working with her fellow colleagues who she supports and encourage their professional development. Chantelle looks forward to meeting and working with you soon.



# WHY PERFECTLY LINKED PROPERTIES?

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There are many property investment companies available to you, so we would like to show you why you should choose Perfectly Linked Properties.

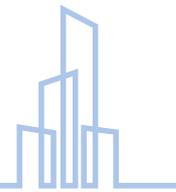
We can offer you a wide-ranging portfolio of personal, Buy-to-Lets and Commercial Investments in the UK and Dubai. We focus on high-growth cities and towns in the UK which include London, Birmingham, Manchester, and Liverpool. We have selected these areas because we believe they will offer the highest returns over the next few years.

We handpick and pre-negotiate exclusive terms with the top developers in the UK and Abroad (Dubai) on high-return property investment opportunities. It doesn't matter whether you are focusing on immediate returns, consistently high yields or strong capital growth and ROI, we have the right opportunity for you.

Perfectly Linked Properties will deliver an ethical, holistic service from the start.

We are selective about which developers we work with and the properties that we offer. We provide sustainable Buy-to-Let investments that minimise their impact on the environment and consider the needs of all those involved in the property, both investors buying homes to live in, to those renting them.

One of the main advantages to working with Perfectly Linked Properties is our ability to perform due diligence as part of our free service. This means that we thoroughly research each area we work in, we evaluate the last five years and what plans are on the table in the next five years. We investigate the full demographics in the area, including the availability of good schools, transport arrangements, entertainment, and the local cultural profile. We will also investigate current house prices, and the background to the local property market speaking to a range of local property experts in the area, e.g., estate agents and other property investors etc.



**Our commitment to delivering property investment with a difference means you get.**

- ▶ **Bespoke strategy consultation to understand your objectives and outcomes required.**
- ▶ **Ensuring adherence to the legalities of the property market.**
- ▶ **Sustainability, selecting developments designed with both their residents and the environment in mind.**
- ▶ **Providing strategic property investments in top locations.**
- ▶ **Full one-stop-shop property solution which includes a property management and tenant-finding service using our local partners.**

- ▶ **Working with our chosen development partners you get advanced access to off-plan properties before they go to general sale.**
- ▶ **Helping a range of investors by providing strategic off-plan property investments in top locations.**
- ▶ **We work in partnership with established developers, solicitors, accountants and financial advisors.**
- ▶ **Access to below market deals.**
- ▶ **Direct one to one support to guide you.**

Get in touch so that one of our friendly specialists can assist you further



# BESPOKE PROPERTY INVESTMENT AND DEVELOPMENT OPPORTUNITY PARTNER

Perfectly Linked Properties is your bespoke property investment and development opportunity partner, offering off-plan property investment, property development, project management and property lettings. Come and speak to us if you are looking for high capital growth and/or high yield high ROI property investments.

Opportunities are available in London, Birmingham, Manchester, Liverpool and Dubai. We also have links to developers in other towns and cities around the UK who have a selection of off-plan property investments available.

## First Time Buyers

First time buyers who wish to invest in a property of their own.

## First Time Investors

First time investors who wish to begin their investment journey with an experienced property company who will guide them through the initial stages of establishing and growing their own investment business.

## Experienced Investors

Experienced investors who either want to make an additional purchase, or who would benefit from a fully supported package.

Buying off-plan offers many benefits, including increased returns and a lower initial investment, returning higher yields and high capital growth for our clients when completed. We will streamline every process including site visits, liaising and legal work.

We bridge the gap between clients and developers and ensure a safe and supported investment experience - whether you are a first-time investor or an experienced investor. Get in touch so that one of our friendly specialists can assist you further.



## Types of investment available

We have a variety of off-plan investments available around the UK and in Dubai – these are generally the following types of properties:

- ▶ Homes / housing developments
- ▶ Student accommodation
- ▶ Apartment blocks
- ▶ Hotels (especially in Dubai)

We partner with the top developers in the UK and Dubai who have been around for decades, to source the best deal possible for you that matches your requirements. The off-plan developments/ready-made apartments are exclusive to us and not available anywhere else on the open market.



# HOW WE SUPPORT YOU





At the heart of our business are our investors. We ensure that that our clients get the best returns. Our quality support service helps bring new approaches towards real estate investment and management. We offer the following benefits to every one of our clients:

- ▶ **Safe investments that offer high ROI.**
- ▶ **Dedicated support from our team.**
- ▶ **Handpicked locations with the best properties from highly regarded developers.**
- ▶ **Service support for all our clients.**
- ▶ **An Up-to-date Real Estate solution.**
- ▶ **Transparent, certified, and ethical business transactions.**
- ▶ **Follow up appointments (show rooms).**
- ▶ **Meet them onsite.**
- ▶ **Keeping them updated – either by milestones or monthly.**
- ▶ **Basically, everything from a hand-holding exercise to a light touch.**
- ▶ **Managing service afterwards.**
- ▶ **Work with top estate agents and housing agents.**

Our services begin from the first enquiry and don't end until we achieve a full property handover. During this period, we establish ourselves as partners to our clients, offering a personalised service. Our property portfolio is developed through our extensive links with the most reliable developers.

Whether you are buying or selling a property we have associates offering:

- ▶ **Residential conveyancing.**
- ▶ **Commercial property.**
- ▶ **New build properties.**
- ▶ **Real estate finance.**

Investing in property requires careful financial planning and structuring. It includes how to structure the ownership of the property and being aware of the relevant current tax laws.

We introduce our clients to tax and financial specialists who specialise in this area. We have specialist mortgage brokers and accountants to advice on tax and ownership structuring.

**We offer all our clients a support service as part of their investment package at no cost.**

We can also provide a professional management service and if you are looking to furnish your new property, then we can provide a full **interior design service** in house.

# LOCATIONS

## LONDON

London is a global hub with a solid property market and is considered a financial centre. Local and global investors enjoy high capital growth and rental prices, with a top-ranking real estate industry and safe capital growth. It is the centre of much international trade and finance. Since Brexit it has reinvented itself.

Communication links are strong, and the city boasts a huge range of cultural attractions, food culture and an impressive sporting calendar.

In London, property prices have risen faster than any other region in the UK over the past ten years. This has led to a wide range of off-plan investment opportunities.

# BIRMINGHAM



Known as the 'second city' Birmingham is currently experiencing a huge amount of development fuelled by the brand-new high-speed train (HS2) which is set to attract vast amounts of investment into the city.

Birmingham enjoys great connectivity with the rest of the UK and has enjoyed recent strong growth. The city has manufacturing and engineering roots and recent investment from the car industry.

Their Birmingham Plan 2031, will develop the city with sustainable neighbourhoods, providing a significant increase in the population. Property prices seem to be rising steadily, making off-plan investments very attractive.



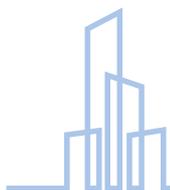
# MANCHESTER



Manchester is a strong off-plan investment market, offering high capital growth rates and high-yielding rentals.

Originally known as the centre for cotton goods it developed an excellent transport system, including the extension of its canal system.

Manchester has a thriving music, arts, and sporting culture as well as three well known museums which bring many visitors to the city. It is also well known for its focus on the creative, IT and digital industries with many businesses moving to the city, for example BBC, Coop, Google, Astra-Zenica and Siemens to mention a few.





Liverpool is the fourth largest city in the UK and considered a vibrant, modern forward-thinking city. It has a big cultural element and has the most museums and galleries outside of London.

The city has recently been undergoing major redevelopment and with that comes a host of off-plan investment opportunities. Liverpool is now considered to be a top five retail destination in the UK.

Redevelopment of the docks area has also driven large off-plan developments. Low property prices and impressive rental income opportunities make Liverpool a top choice for investors.



Dubai is the financial centre of the Middle East enjoying vast growth in its property market.

Dubai offers one of the highest rental yields in the world; interest free payment plans and some of the top developers in the area.

Rated as one of the world's top ten places to live, it has recently ranked as the second safest country in the world by Which? Travel.



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11 Brindley Place, 2 Brunswick Square  
Birmingham B1 2LP

[0800 197 5621](tel:08001975621) | [0121 514 8847](tel:01215148847)

[info@perfectlylinkedproperties.co.uk](mailto:info@perfectlylinkedproperties.co.uk)

[www.perfectlylinkedproperties.co.uk](http://www.perfectlylinkedproperties.co.uk)

