



Unlocking wealth through hands-free property investment

Your Complete Hands-Free Guide to Building Wealth with Real Estate





A WARM WELCOME IKP GROUP

At IKP GROUP we are dedicated to delivering hands off property investment in the East Midlands

We use our expertise in property and the area we invest in to find you amazing opportunities!

WHY NOTTINGHAM

THE EAST MIDLANDS' PROPERTY POWERHOUSE

When choosing where to invest, the right location is just as important as the property itself. Nottingham stands out as one of the UK's most promising cities for investors, combining affordability, strong rental yields, and rapid growth. With a thriving economy, major regeneration projects, and a young, growing population, Nottingham offers the perfect conditions for building wealth through property. Whether you're focused on flips, BRR strategies or long-term capital growth, Nottingham delivers consistent, reliable results.

Nottingham offers the ideal combination of

A Strong, Resilient Economy

A diversified economy driven by education, healthcare, finance, logistics, and tech sectors. Steady job creation and economic growth underpin housing demand.

A Growing Population & Tenant Demand

A thriving university population, young professionals, and families create consistent rental demand and resale opportunities.

Significant Regeneration & Development

Billions invested in regeneration, infrastructure, and transport (e.g., Broadmarsh redevelopment, HS2 connections), driving capital growth and increasing property values

Affordability with High Growth Potential

Competitive property prices compared to southern cities, with strong yield potential and scope for long-term capital appreciation.



NOTTINGHAM IN NUMBERS

1. £4.9 billion economy

[Nottingham City Council]
One of the largest city economies in the UK outside London.

2. Two world - class universities

University of Nottingham & Nottingham Trent University — creating consistent rental demand and a skilled workforce.

3. Top 10 fastest growing cities (UK)

[Centre for Cities]
Nottingham is consistently ranked among the UK's top cities for growth potential.

4. Major regeneration underway

The £2 billion Southside regeneration and Broadmarsh redevelopment are transforming the city.

5. Affordable property prices

Average house price in Nottingham: £211,000 (Plumplot 2024), well below the national average — ideal for investors.

6. High rental demand

Strong tenant demand from students, young professionals, families, and a growing corporate sector.

7. 6.5% average rental yields

[Zoopla]
Higher than many UK cities, offering solid cashflow potential.

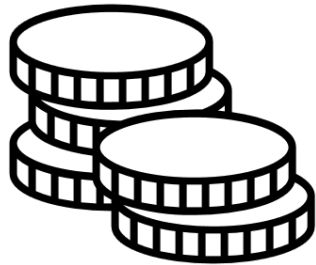
8. Excellent connectivity

HS2 East Midlands Hub planned; strong links to London, Birmingham, Leeds, and Manchester.

9. Strong private sector growth

Nottingham is a top location for finance, life sciences, logistics, and creative industries.

GET INVOLVED!



Buy-to-Let (BTL)

If looking for a more passive investment. Involves purchasing a property that's either ready to rent or only needs light refurbishment. Benefit from steady monthly rental income, reliable tenants, long-term capital growth potential.



Buy, Refurbish, Refinance (BRR):

A more active strategy with the potential to stretch your capital further. Purchasing an undervalued property, adding value through refurbishment, then refinancing based on the increased property value.



OUR PROJECTS

Bangor Road, Derby

Purchase Price: £90,000

Total Capital Employed: £60,775

Market Value After Refurb: £145,000

Profit: £13,985

ROCE: 23.01%

Description:

This is a lovely 2 bed end terrace just outside of Derby city centre. It is in need of modernisation and a complete refurbishment. The plan for this property would be to flip it for a large chunk of profit.



OUR PROJECTS

Bangor Road, Derby

Purchase Price: £100,000

Total Capital Employed: £45,350

Gross Rental Income: £850 PCM

Net Rental Income: £341 PCM

ROCE: 9.04%

Description:

This is a 2 bed terraced house in Derby, it needs a small amount of improvements before it can be let to a family. With our Buy To Let deals we always aim for a ROCE of above 8%



MEET OUR TEAM



Co-Founder

OSAS

Osas is the Co-founder and an experienced property investor who specialises in helping busy professionals and overseas investors build property portfolios completely hands-free. With a strategic approach and a commitment to transparency, Osas ensures clients can grow their wealth through property without the time pressures or complexities typically involved in the process.



Co-Founder

LARA

Lara brings 8 years of experience in customer service and administration. She is passionate about supporting investors in building their property portfolios by helping them secure exceptional opportunities in Derby and Nottingham. With her organisational skills and commitment to client care, Lara ensures a smooth and efficient experience for every investor.

OUR INVESTOR JOURNEY

Investing with **IKP GROUP** is a highly valued relationship, and we therefore believe in providing exceptional value to those we collaborate with. We are therefore please to share the journey of our typical investor with you, in advance



ONE-TO-ONE DISCOVERY CALL

To understand your situation, discuss your goals and what you're looking to achieve in property investment.



STRATEGY CALL

Going through the details of particular investment strategies that are of interest to you



RESERVATION FEES AND AGREEMENTS SIGNED

Get off to finding and negotiating deals, which are then presented to you for a decision



FINDING DEALS

Get off to finding and negotiating deals, which are then presented to you for a decision



LEGALS AND COMPLETION

Legal process, completion, and exchange of contracts



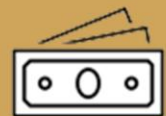
REFURBISHMENTS

Working with trades to refurbish the property to a predetermined standard



LETTING OUT

Property listing and tenant profiling through agents



REFINANCE (IF APPLICABLE)

Preparation, survey done towards the refinance application

DUE DILIGENCE PACK

As prudent investor's ourselves, we know and value the process of due diligence and how important this is in. With this in mind, we have endeavored to make this process as easy and transparent as possible for our collaborators.

Companies House Registration Number:

1, Bowes road, Derby

ICO registration: ZB668594

The Property Ombudsman Registration: DE24 5BZ 9

Data Protection Registration Certificate

Ikp Group Limited

23 West Avenue
Crewe
CW1 3AD

Registration reference: ZB668594
Date registered: 09 March 2024
Registration expires: 08 March 2026



Issued by: Information Commissioner's Office,
Wycliffe House, Water Lane, Wilmslow, Cheshire
SK9 5AF

Telephone: 0303 123 1113
Website: ico.org.uk



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GET INVOLVED!

Book your personal Strategy Consultation call now by scanning the QR code below with your camera, or by typing the short link below into your browser.



**Call us or Send a message
on WhatsApp:**

+447383808923

www.ikpgroupltd.com

Do you know someone exploring into investing in property?

As a forward thinking company, with a vast vision to achieve, we are looking for more individuals we can help, add value to and collaborate with

This is why we run our refer a friend scheme, where we ask each person we meet if they can think of two people we may be able to help and assist.

If a person comes to mind to you, let us know by sending their details to lkpgroupltd@gmail.com, or by sharing our prospectus with them! We would warmly welcome them to a complimentary strategy consultation.

