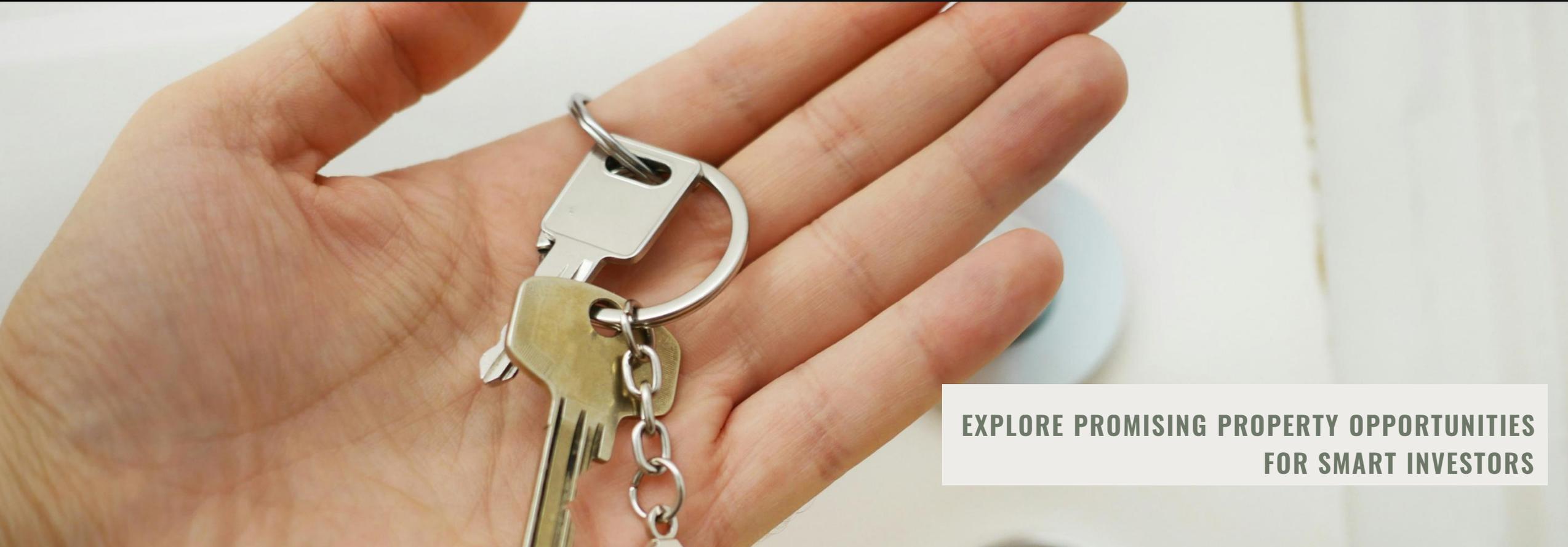




**AURUM NEST**  
PROPERTIES

# **INVESTOR GUIDE**

## **TURNING POTENTIAL INTO PERFORMANCE**



**EXPLORE PROMISING PROPERTY OPPORTUNITIES  
FOR SMART INVESTORS**



## THE TEAM

We're Severine and Mike, the husband-and-wife team behind Aurum Nest Properties.

We help busy professionals build hands-free, high-performing property portfolios across the North West. This is where we've lived all our lives and invest in our own portfolio. We began our journey into property investing in 2022.

We focus on trust, transparency and delivering proven results. Your success is our priority, and we pride ourselves on providing a personal, stress-free investment experience.

With Mike's MBA and years of strategic business experience, combined with Severine's award-winning customer service, we've built a company that values transparency, trust, and long-term partnerships.

### Investment Focus

We offer hands-free property investment solutions aimed at financial growth and strategic ventures within either 'Buy to Let' (BTL) or 'Buy, Refurb, Refinance, Rent' (BRRR).

#### Buy-to-Let Model

BTL involves purchasing properties to rent out, generating steady income and long-term capital growth with minimal involvement.

#### BRRR Strategy

BRRR entails buying undervalued properties, refurbishing, refinancing, and renting to enable rapid portfolio growth and higher returns.

### Our mission

Our mission is simple: to create profitable and stress-free property investment opportunities that benefit everyone involved.



## THE FRAMEWORK

At Aurum Nest, every Buy-to-Let investment follows our proven **BUILD** framework — a disciplined, repeatable approach designed to protect capital, generate reliable income, and create long-term value.

### **B** — Buy well

We focus on acquiring well-located residential property at the right price, ensuring strong fundamentals and downside protection from the outset.

### **U** — Upgrade for quality & compliance

Each property is refurbished to a high standard, improving tenant appeal, reducing maintenance risk, and meeting all regulatory requirements.

### **I** — Increase rental yield

Through smart layouts, specification upgrades, and demand-led improvements, we maximise sustainable rental income rather than short-term gains.

### **L** — Let to strong, long-term tenants

Professional letting and management create stable occupancy, reliable cash flow, and reduced void periods.

### **D** — Deliver hands-free Returns

Our investors benefit from predictable income and long-term capital growth — without the day-to-day involvement of being a landlord.

The BUILD framework removes guesswork from Buy-to-Let investing. By buying correctly, upgrading with purpose, and focusing on long-term rental performance, we prioritise capital protection, stable income, and asset quality. Every decision is made with tenants, regulations, and investor returns in mind — resulting in resilient properties that perform across market cycles.



## WELCOME TO THE NORTHWEST

The Northwest is experiencing major growth, with regeneration, infrastructure, and thriving business hubs driving demand. Rising population and strong transport links are increasing housing needs. Diverse range of investment opportunities with affordable entry prices compared to the South. Our focus is on the high-potential, targeted areas of Warrington and the Wirral. This creates a prime opportunity for investors seeking high-performing, long-term returns.

### Warrington

The regeneration projects in Warrington go far beyond new housing, creating vibrant mixed-use areas with homes, businesses and community facilities. Improved transport links — especially the Western Link — will unlock growth and reduce congestion across the town. A strong emphasis on walking, cycling and green infrastructure is set to make Warrington more sustainable and accessible. Regeneration plans also prioritise upgraded public spaces, cultural areas and new community hubs. These improvements are designed to strengthen local neighbourhoods and enhance quality of life for residents. Together, they **are expected to boost economic activity and support long-term property value growth** across Warrington.

### The Wirral

Birkenhead shows the strongest near-term potential, driven by major funded projects like Dock Branch Park and the Hind Street Urban Garden Village. Wirral Waters will boost jobs and commercial activity, supporting rental demand nearby. Regeneration in Liscard, Wallasey and Seacombe will enhance local amenities and steady value growth. The wider Wirral continues to benefit from strong links to Liverpool, Chester and Manchester, supporting both commuter demand and economic resilience. Collectively, these projects position the **Wirral for sustained long-term growth** and rising investor confidence



## CASE STUDY BTL EXAMPLE

### Victoria Road

This property investment is entirely hands-free — we handle the sourcing, analysis, negotiation, conveyancing oversight, pre-rental preparation, and coordination with the lettings team. We know our areas inside out, both on and off the streets, and have built strong relationships with local letting and estate agents. We're supported by a reliable power team of legal professionals and trusted trades.

#### The numbers

25% deposit	£23,750
Stamp duty	£4,750
Broker & Legals	£2,000
Refurb	£12,684
Cash employed	£43,184

#### 1st year

Rent	£12,000
Fully managed 10%	£1,200
Mortgage interest 3.99%	£2,843
Rental income after costs	£7,957
ROCE	18.42%

#### The location

Situated in Ellesmere Port on the Wirral, close to schools, town centre and easy access to the motorway for links to Manchester, Chester and Liverpool.

A dependable property suited to both new investors starting their portfolio and experienced investors looking to expand.

This property will return 100% of your investment in under 5.5 years



## RENTAL MARKET & TIMELINE

### Rental markets

The rental market in **Warrington** is strong, with rising rents, tight supply and solid demand with a 42% increase during the period 2015-2025.

The **Wirral** rental market is healthy, with strong demand, rising rents and attractive yields of 9-10% in places like Birkenhead and Wallasey.

### Timeline

Within 90 days, we search for, assess, negotiate, view, and lock in the right investment. We stay connected every step of the way, sharing potential deals, project planning, and development progress.

### Angel investors

Set your own timeline between 6 and 12 months and choose when to exit. Many investors decide to continue once they see their monthly returns growing—letting their money keep working for them.

LIVE,  
WORK,  
CREATE.

**TAKING THE NEXT STEP**

With high rental demands in both Warrington and the Wirral, we believe the best time to invest is **now**.

Every person we speak to wishes they had started investing in property when they first considered it.

Book an introductory chat, either via Zoom or telephone. In just 20 minutes, we can discuss your plans and goals, explore which strategy suits you best, and get to know each other to see if we're a good fit.

To maintain the highest quality of service, we only take on a limited number of investors each month.

Click the links below to connect with us:

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

07552 147688

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