



EMERGENCE INVESTMENT GROUP

Brochure

AIA CAPITAL

We offer real estate investment opportunities to help high networth individuals and sophisticated investors achieve great returns on their capital, solving the problem of idle capital depreciating in the bank through inflation.





About Emergence Investment Group (EIG)

Our vision :

We are on the journey of building a 10,000 portfolio of residential homes across the country.

We specialise in the Acquisitions, Improvements and Management of residential Homes. In doing so we create value by way of Equity and Improved rental income.



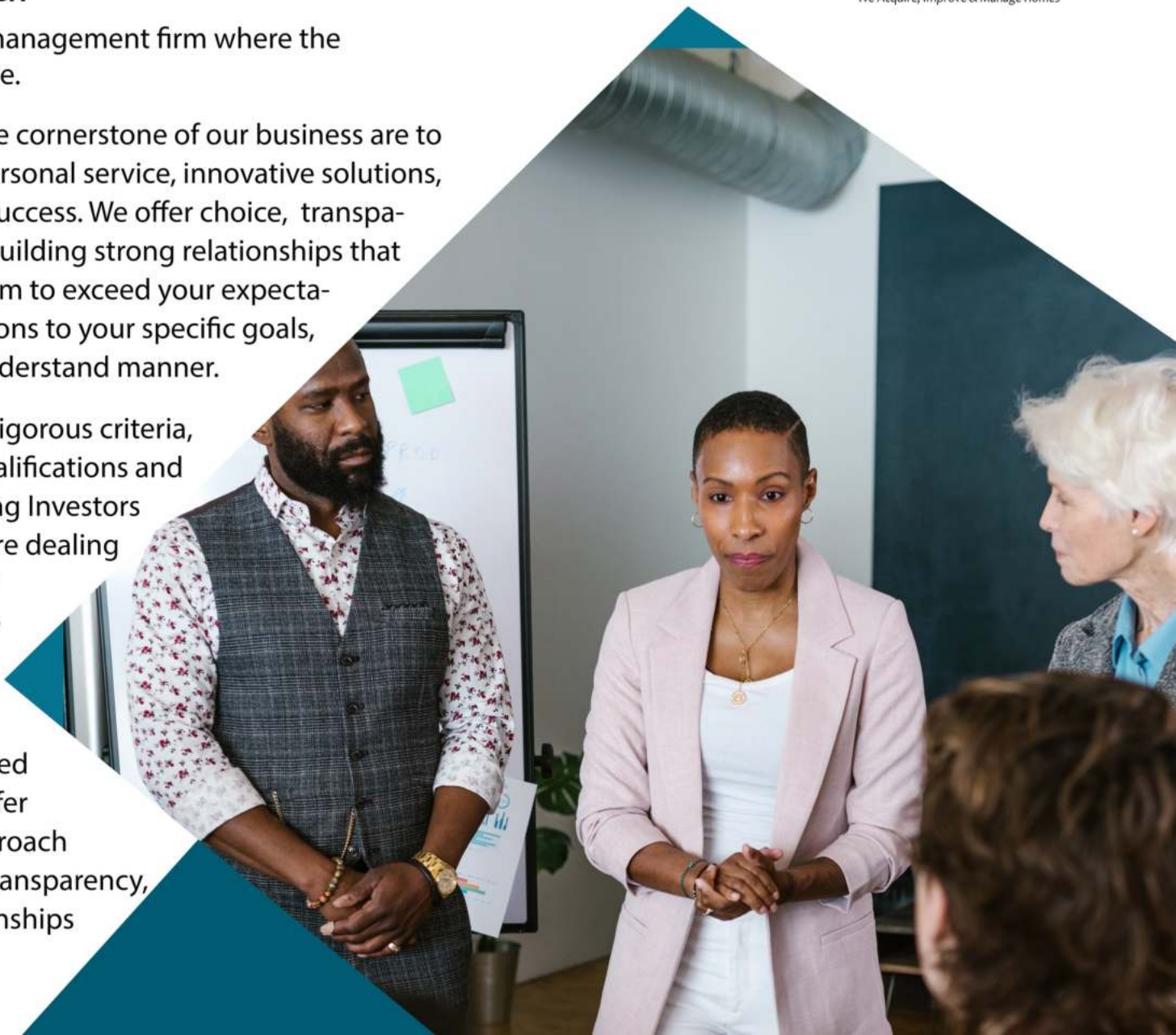
OUR INVESTMENT APPROACH

EIG is effectively an asset management firm where the only asset class is real estate.

The principles that form the cornerstone of our business are to provide Investors with a personal service, innovative solutions, and a focus on long-term success. We offer choice, transparency and accountability, building strong relationships that are founded on trust. We aim to exceed your expectations, giving tailored solutions to your specific goals, in a friendly and easy to understand manner.

Our People have satisfied rigorous criteria, relating to professional qualifications and ethical good practice, giving Investors the confidence that they are dealing with a leading firm, wholly dedicated to providing the best possible service and support.

With over 30 years combined industry experience, we offer Investors a jargon free approach to investing underpin by transparency, clarity and Building relationships based on trust.





WHY INVEST? –

Quite simply, there are two ways to make money; to work and earn money, or to make your money work for you. The latter is investing.

If you can afford to commit some of your capital for investment purposes, here are some of the motives you should consider:

- ☑ Saving for a specific purpose
- ☑ Growing and preserving your wealth
- ☑ Beating inflation and ensuring you maintain a good standard of living
- ☑ Diversifying your monetary risk
- ☑ Building your legacy

Are you (a) High Net Worth Individual or (b) Self-Certified Sophisticated Investor?

If yes, join us on this journey

Investors chose us because of

<p>Our data driven approach enables optimised performance.</p> <p>Exposure to highly robust and resilient asset class.</p> <p>End to End operation for maximum efficiency reducing waste and leakage including costs</p>	<p>A track record of success. Expect in our markets and industry.</p> <p>We offer equal access to our residential homes without any discrimination whatsoever as long as our strict due diligence is satisfied.</p>	<p>We regenerate neighbourhoods through our improvement programmes.</p> <p>We offer employment to local trade.</p> <p>We help solve the property crisis by increasing the stock of homes available to tenants.</p>	<p>We Acquired and Improved existing stock - thus reviving neighbourhoods.</p>	<p>Our integrated operation model enables nationwide coverage supporting our asset diversification approach through various demographics and locations offering resilience regardless of economic circles.</p>
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Proven track record affirming and validating our winning strategy

All these acquisition demonstrate our strategy which is to

- 1 Acquire,
- 2 Improve and / or Optimise and
- 3 Manage residential homes
- 4 Creating equity and
- 5 Improving rental income along the way.

Some example to demonstrate our strategy





33 Dulverton Grove, Bradford, BD4 9EE

**Purchase
£68000**

**Development
£5000**

**Current Value
£130,000**

**Rent PCM
£770**

**Average rent
£500 pcm
in the area**



5 Waterland Lane, St. Helens, WA9 3AF

**Purchase
£57000**

**Development
£18000**

**Current Value
£120,000**

**Rent PCM
£770**

**Average rent
£500 pcm
in the area**



131A long lane, hindley green, wigan, WN2 4XD

**Purchase
£127000**

**Development
£5000**

**Current Value
£210,000**

**Rent PCM
£825**

**Average rent
£600 pcm
in the area**



18 Louisberg Road, Hemswell Cliff, Gainsborough, DN21 5XU

**Purchase
£66000**

**Development
£0**

**Current Value
£85000**

**Rent PCM
£575**

**Average rent
£400 pcm
in the area**



- 96 Clayfield Grove W Longton, Stoke-on-Trent ST3 5SQ

**Purchase
£109500**

**Development
£65**

**Current Value
£145,000**

**Rent PCM
£650**

**Average rent
£450 pcm
in the area**



Contact us today for the next step

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🌐 emergenceinvgrp.com