



**HENRY MAKES £100K-£500K PER DEAL
WE TEACH HIS SYSTEM**



UK #1 in Credible Property Education

MENTORING PROGRAMME

With Henry Davis MBA



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HENRY DAVIS MISSION STATEMENT

To provide you with credible, insightful, and practical knowledge, enabling you to confidently navigate real-world challenges after completing the mentoring programme. You will learn how to identify locations and deals that truly stack up, where the numbers work, and how to either recycle your cash or sell for profit. You will also be taught Henry's unique 'tenant retention' strategy.



WHAT WE WILL DO FOR YOU

Our mentorship programme will teach you how to consistently buy property below market value through auctions, distressed assets, and genuine off-market opportunities, using proven processes, evidence, and professional judgement.

What makes our programme unique is our focus on implementation. We guide you through the entire acquisition process until you are confident acting independently. We do this by building your confidence, motivating you to succeed, and training you to think and act like a professional.

100% BRR CASH RECYCLED. ALL IMAGES ARE REAL DEALS NOT INTERNET GURU THEORY



Upr Frederick Street ↗



Paid £265K Revalued £1.1m ↗



106 Hill Street ↗



Paid 88K Revalued £1.3m ↗



Molyneux Road ↗



Paid £45K Revalued £310K ↗



Upr Parliament Street ↗



Paid £900k Sold £1.4m ↗

100% BRR CASH RECYCLED. ALL IMAGES ARE REAL DEALS NOT INTERNET GURU THEORY



BEFORE

North Sudley Road ↗



AFTER

Paid £235k Sold £470k ↗



BEFORE

Stanhope Street ↗



AFTER

Paid £260k Revalued £410k ↗



BEFORE

Limesdale Road ↗



AFTER

Paid £282k Revalued £460k ↗



BEFORE

Freehold Street ↗



AFTER

Paid £200k Revalued £320k ↗

100% BRR CASH RECYCLED. ALL IMAGES ARE
REAL DEALS NOT INTERNET GURU THEORY



Correct Street Name ↗



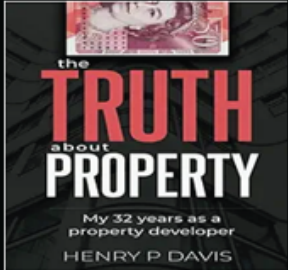
Paid £000k Sold £000k ↗



Correct Street Name ↗



Paid £000k Revalued £000k ↗



WRITER: NRLA & THE TIMES

FOUNDER:  **Developer Club**

AUTHOR: TRUTH ABOUT PROPERTY



NRLA
NATIONAL RESIDENTIAL
LANDLORDS ASSOCIATION

WHAT WILL MENTORSHIP DO FOR YOU?

Finding profitable, credible BRR deals and retaining quality tenants sits at the core of Henry's success. Our mentorship programme equips you with the due diligence skills needed to consistently secure the right properties in the right areas below market value—using proven processes, insider data, & credible judgement.

Backed by Henry's vast, industry-leading hands-on experience, we focus on practical action, not Instagram theory. We guide you through real acquisitions while building your confidence, sharpening your decision-making, and training you to think and act like a credible, experienced investor.

HOW IT WORKS

A nine-month programme with 1:1 mentoring, both face-to-face and via Zoom, focused on practical guidance and advanced due diligence techniques.

Henry will review every deal you are purchasing, and you will receive workbooks and 'how-to' spreadsheets. You'll also gain access to Henry's Black Book of trusted, fair-priced suppliers, contacts, and lenders, plus case studies of his current developments and portfolio in Liverpool and London.

You will also benefit from access to Henry's invite-only Developer Club and Skool Online Community.

THE BRR PORTFOLIO BUILDER

The BRR Portfolio Builder Skool Community is an additional, members-only private network that provides a structured online environment for sharing information, insights, opportunities, and peer support.

The community also includes supplementary resources, module recordings, regular summary activity, and key updates.



UK'S #1 FOR CREDIBLE MENTORING, BASED ON 100+ DEALS COMPLETED BY HENRY OVER THREE DECADES AS FORMER CEO OF INTERNATIONAL PROPERTY GROUP & CURRENT MD OF GENII DEVELOPMENTS LTD

MENTORING MODULES

Below you will find the mentoring modules. New modules can be added & tailored to your individual circumstances.

MENTORING MODULE	DETAILS	OBJECTIVES
 Info Sources, Software Set-up & Getting the Basics Prepared.	We will look at how to find insider data sources, 'crawler' software training, and alert management training. We will look at websites such as the Land Registry, Landinsight, and Rightmove. Finding hidden insider information usually available to journalists and insiders.	To ensure that you are competent at researching information using relevant software and information sources.
 Specialist Sourcing Techniques	Analysis of my three sourcing techniques, including direct-to-vendor and how to get agents to give you priority. Includes "walking the streets" training and sourcing tuition in Liverpool.	To understand how to approach vendors directly and buy below real market value off-market deals.
 Valuations	We will look at how to value any type of property and how different scenarios impact valuations dramatically. How I learned the art of valuation techniques in a short time and how you can do the same.	To ensure you can carry out a higher standard of due diligence and more accurately value property.
 Negotiation	We analyze typical mistakes made in negotiation and discuss suitable tactics. We will also look at the different approaches when negotiating with direct vendors.	To ensure that you are competent at haggling. To show how to encourage agents to accept your offer, instead of an offer from competitors.
 Managing & Financial Control of Tenants	Software options for better financial management, administration, and the controlling of finances. How to reduce the number of hours spent checking rents with your bank.	To improve your money management. Understand legal obligations to strengthen your legal position, should court action be required.
 Room Layouts & Architects	We will discuss the mistakes 90% of architects make, and I will provide you with a detailed understanding of the best room layouts and en suite planning.	To understand how to create a WOW factor and to provide a very desirable property within a set budget.

MENTORING MODULE	DETAILS	OBJECTIVES
 Fit-out Sourcing & Interiors	The impact that "Google first page results" has on purchasing decisions. We will discuss long warranties on high-end products and specifications most suitable for buy-to-let.	To understand why you need long warranties, how to future-proof anything with moving parts, and where to source quality products at lower prices.
 Auction Legal Pack & Auction Due Diligence	We will look at the steps I take when researching property at auctions. Understanding the legal pack and the power of EIG Data. Five key questions I answer before bidding.	Improve your auction due diligence, reduce risk, and avoid your buying an unmortgageable or unbridgeable property.
 Feasibility Study	We look at the floor plate or empty land, showing how to work out the process to get an accurate gross development value on a small or large project before contracts are exchanged. Understanding what the opportunity is. We break down the steps, then look at the importance of timing and sequencing the relevant tasks involved.	So you can understand the commercial viability and site GDV before the exchange of contracts.
 Project Management	Why a QS is a key professional. How to manage builders and how to organize complex projects, small or large. JCT's Bill of Quantities, Specifications, and Controlling Costs.	How to complete a project on time and on budget and reduce construction risk.
 Finding and managing key professionals	How to find the right solicitor, architect, structural engineer, and quantity surveyor, and why you need the right type of mortgage broker.	To ensure that you can employ quality professionals and create working relationships to ensure your project finishes according to plan.
 Review – Mind Management and Motivation	Getting a perfect night's sleep and learning to become a 'focusaholic' instead of a 'workaholic.' The power of better time management.	How to stay motivated, organized, and focused.