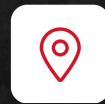


Property Investing Experts

BBIG Property Investing

Off Market Commercial &
Residential Acquisitions Specialists

 **BBIG**



Our Office

23A St James Avenue
St James Retail Centre,
East Kilbride, G74 5QD

Investor Brochure

Brochure **Contents**

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About **BBIG**

BBIG provides Joint Venture property deals for its investors, or an attractive ROI annually on invested funds for a vast array of property purchases. With over 40 years of property experience and working in all aspects of the residential and commercial market, we believe that in order to grow you have to spread the wealth.

BBIG Ltd was formed at the beginning of 2022 and joined our group of other successful property brands: Brighton & Beck, MWD Residential Lettings and Maintain Property Services and David Muir Estate Agents.

With over 40 years of industry experience between them, Daniel Beck and Mark Dempsie lead our businesses and are involved heavily in the day-to-day running of all our brands.

We offer an individual service to all our clients – whether you are looking to build a large portfolio or purchase a single property. Our unique format has been designed to facilitate new deals, encourage joint venture opportunities and inspire investors of all levels to move their businesses forward.

Our East Kilbride Office



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23A St James Avenue
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Our Team



Daniel Beck

Director

Daniel has over 25 years of experience in the residential property industry, covering auctions, off-market investor sourcing, BMV sales, traditional estate agency, and land/commercial property sales. A top Scottish agent, he manages corporate client relationships and investor sourcing/portfolio building, while leading the team at Brighton & Beck.



Mark Dempsie (MARLA)

Director

Mark has been involved in the property industry since 2005 and has experienced all aspects of property lettings and property maintenance gained through working with leading independent and corporate agencies. Mark leads the team at MWD along with managing the day-to-day running of our group of brands.



Carrolle Dempsie

Administration Manager

Carrolle has worked in a corporate environment for over 25 years and has led projects and teams for some of the UK's most well-known brands in Insurance, stockbroking & retail. She manages our back office functions, mainly dealing with property administration.



Charlie Boyle

Property Manager

Charlie has over 20 years of facilities management experience. He coordinates the day-to-day running of our property management, corporate & investor refurbishments and maintenance works. He also works closely with all trades across all areas of our group of brands.

Our Team (Continued)



Dominic McFadden

Inspections & Maintenance

Dominic has over 40 years of experience working in the building trade. He carries out our property inspections and minor maintenance works. Dominic brings a wealth of experience in property refurbishments and on-site Health & Safety to the team.

What We Do

Whether you are a seasoned property investor or looking to build your knowledge and wealth in the property industry, it's essential to work with people you can see longevity with. This will be based on trust, experience and partnered financial growth. Because of this we only work with clients who share the above. We choose the clients we work with. Our investors/partners aren't sold "get rich quick" training courses or deals we didn't want. They are involved in only deals we are in. Your risk should be ours too.

Benefits of working with us



Unique investment model



Market leading ROIs



Flexible exit terms



Multiple investment options



Full transparency for investor funds



Full service - sourced, developed, let or sold in one place



Our Process



Our Results

Type of Deal: Mixed Portfolio Purchase

What we did

BBIG sourced and partnered with the purchase of 35 units across Ayrshire and Fife. Through our sister companies MWD Residential Lettings and Brighton & Beck, we successfully secured, controlled tenant handovers and evictions, managed all required refurbishment and sold all units through our auction and estate agency (Brighton & Beck). This achieved completion of all stock within 6 months.

Type of Deal: JV on assisted sale

What we did

Through our dedicated lead generation we sourced this three-bedroomed semi-detached in Aberdeen. The deal only required a cash advance of £20,000 with an AS agreement in place with the vendor. Due to the AS agreement, we are able to sell the property immediately, avoiding the 6-month rule. End profit £20,000.

Type of Deal: JV buy to let

What we did

A full three-bedroomed HMO in the heart of Aberdeen. Purchase £70,000, Refurbishment £10,000, Refinance £125,000. Rented at £900pcm (£10,800pa NET) and £9,504 Gross. Yield 10%

Our Results (Continued)

Type of Deal: JV commercial to residential development

What we did

Secured by BBIG for an off-market JV investor. Development of a former solicitors office to form two modern flats. BBIG have dealt with Purchase, change of use, architects, achieving planning, warrants and required engineers reports and all the way through build material costs, trade quotations, PM and will control both sales through our Team at Brighton & Beck using CGI rendering to achieve both sales prior to completion of works.

Type of Deal: Direct to Vendor Portfolio of 12 tenanted flats

What we did

Valued at £1,150,000, Purchase £860,000, Discount 25%, Rental Yield Net 11%. Fully let and managed by our lettings team at MWD Residential Lettings.

Type of Deal: A sourced deal of 4 units through our letting agency

What we did

Valued at £480,000, Purchase £357,000, Discount 36%, Rental Yield Net 9%. Fully let and managed by our lettings team at MWD Residential Lettings

Our Group of Brands

MAINTAIN Property Services

Property Maintenance & Compliance

Core Services

- Property Maintenance & Compliance Management
- Vacant Property Services
- Property Refurbishment Management

maintainps.co.uk >



BRIGHTON & BECK ESTATE AGENCY ♦ PROPERTY AUCTIONEERS

Estate Agency & Property Auctioneers

Core Services

- Property Auctions
- Traditional Estate Agency
- BMV Sales
- Off-market sales

brightonandbeck.co.uk >



MWD RESIDENTIAL LETTINGS BESPOKE LETTINGS SOLUTIONS

Letting Agency

Core Services

- Residential Lettings
- Full Letting Services
- Investor Property Sourcing

mwdresidentiallettings.co.uk >



David Muir

Estate Agents

Core Services

- Traditional Estate Agency
- New Build Sales

davidmuirestates.com >

Our Group of **Brands**



Property Investment

Core Services

- Off Market Commercial & Residential Acquisitions
- Buy to Let Portfolio Building

bbigtld.com >



Request your Free Consultation

We offer an individual service to all our clients – whether you are looking to build a large portfolio or purchase a single property.

[Contact us](#)



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