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RYANLITTLE

PRIVATE INVESTMENT PROPOSAL

Helping high-net-worth individuals generate strong, reliable returns on their capital through strategic property investment.



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Overview of the returns available on private lending opportunities

02 SECURITY

Overview of investor security through guarantees, legal agreements, and asset-backed protection

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Overview of experience and track record in property investment and private funding

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Real feedback from investors highlighting reliability, trust, and consistent returns

RETURNS

7%

Applicable to private loans below £50,000*

*Interest rates are subject to change or withdrawal without notice and are not guaranteed until formally agreed

8%

Applicable to private loans ranging from £50,001 to £100,000*

*Interest rates are subject to change or withdrawal without notice and are not guaranteed until formally agreed

9%

Applicable to private loans exceeding £100,000*

*Interest rates are subject to change or withdrawal without notice and are not guaranteed until formally agreed



The interest rate offered is calculated on a per annum basis and applies for the duration of the agreed term, typically 12 months. At the end of the term, both the accrued interest and the initial capital investment are repaid in full, with the option to seamlessly redeploy funds into a new opportunity, allowing returns to continue compounding.

SECURITY



All lending is supported by a personal guarantee from Ryan & governed by formal legal documentation

Where possible, additional security may be provided through a legal charge against the property associated with the loan

All private lending is structured with investor security as a priority. Every loan is supported by a personal guarantee and formalised through legally binding agreements, ensuring clarity and protection for all parties involved. Terms are clearly defined from the outset, including repayment structure, interest, and duration, providing a transparent and professional framework for each investment.



EXPERIENCE

Ryan outside of 18 Barrow Street, January 2020



Ryan's personal portfolio includes 33 units with a combined value exceeding £6m

Private investor funds have been utilised by Ryan for over a decade

Ryan has successfully raised and deployed over £1.7m in private investor funding

Ryan began his property journey at 18 with the purchase of his first buy-to-let and has since built a £6m+ portfolio of over 30 income-generating assets. With experience across multiple strategies, including buy-to-let, HMOs, commercial conversions, and new-build developments, he has developed a strong, commercially driven approach to property investment. His track record is built on scaling portfolios through strategic acquisitions, value-add projects, and effective use of finance.



2 ROXBORO – CASE STUDY



Mid-construction, February 2023

Loan size
£265,000

Term
9 months

Interest earned
£17,888

Overview

The loan funded the purchase, legal and professional fees, and full renovation of the property.

This project was completed within 39 weeks, achieving an end value of £400,000 and delivering close to £18,000 in interest to the private investor. The entire process was fully managed by Ryan, providing a completely hands-off experience for the investor from start to finish.

TESTIMONIALS



Rebecca Jennings

St Helens, UK

“As a first-time investor, Ryan made the process simple and transparent. Everything was delivered as agreed, with returns paid on time.”



Craig Potter

Wigan, UK

“Ryan provided a secure, hands-off investment. My capital and returns were delivered in full, and the process was seamless.”



Katie Green

Swinton, UK

“My first private lending experience was smooth and professional, with clear communication throughout and performance exactly as outlined.”

INTERESTED?

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- 01 Enquiry: **Discuss goals and available capital**
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- 02 Agreement: **Terms agreed and legally documented**
-
- 03 Deployment: **Funds allocated to a secured project**
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- 04 Repayment: **Capital and interest returned at term end**
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A simple, structured process designed to provide clarity and confidence from enquiry through to repayment. Each step is professionally managed, ensuring your capital is deployed efficiently and returned with agreed interest. Get in touch to explore current opportunities.





THANK YOU

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