



FROM £0-£6M+ **RYAN'S STORY**





ABOUT RYAN

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.



VISUAL STORY



VISUAL STORY

First property ...

I bought my first property at 18.

No real knowledge, no experience —
and I made mistakes.

But that's where everything started.

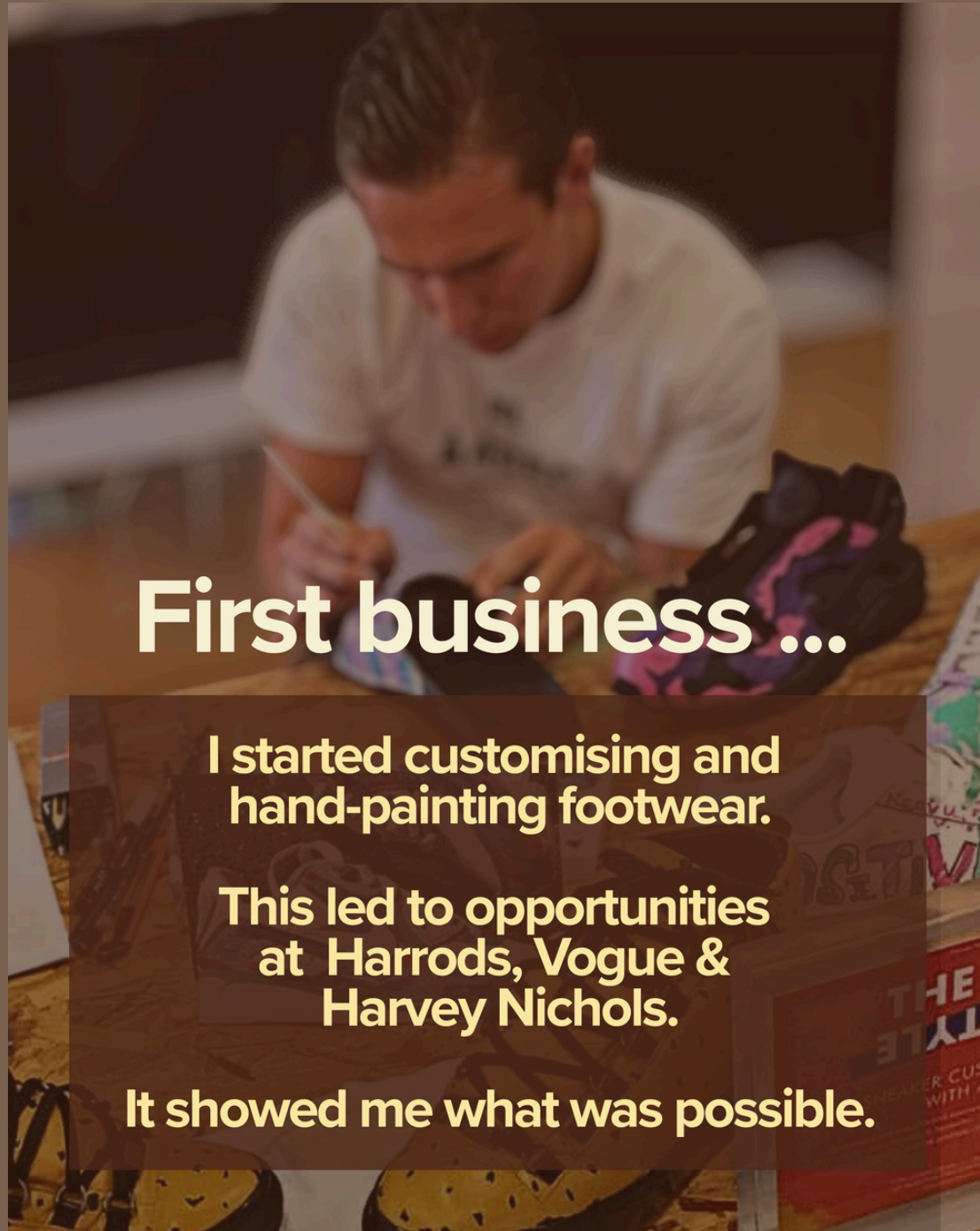


First business ...

I started customising and
hand-painting footwear.

This led to opportunities
at Harrods, Vogue &
Harvey Nichols.

It showed me what was possible.

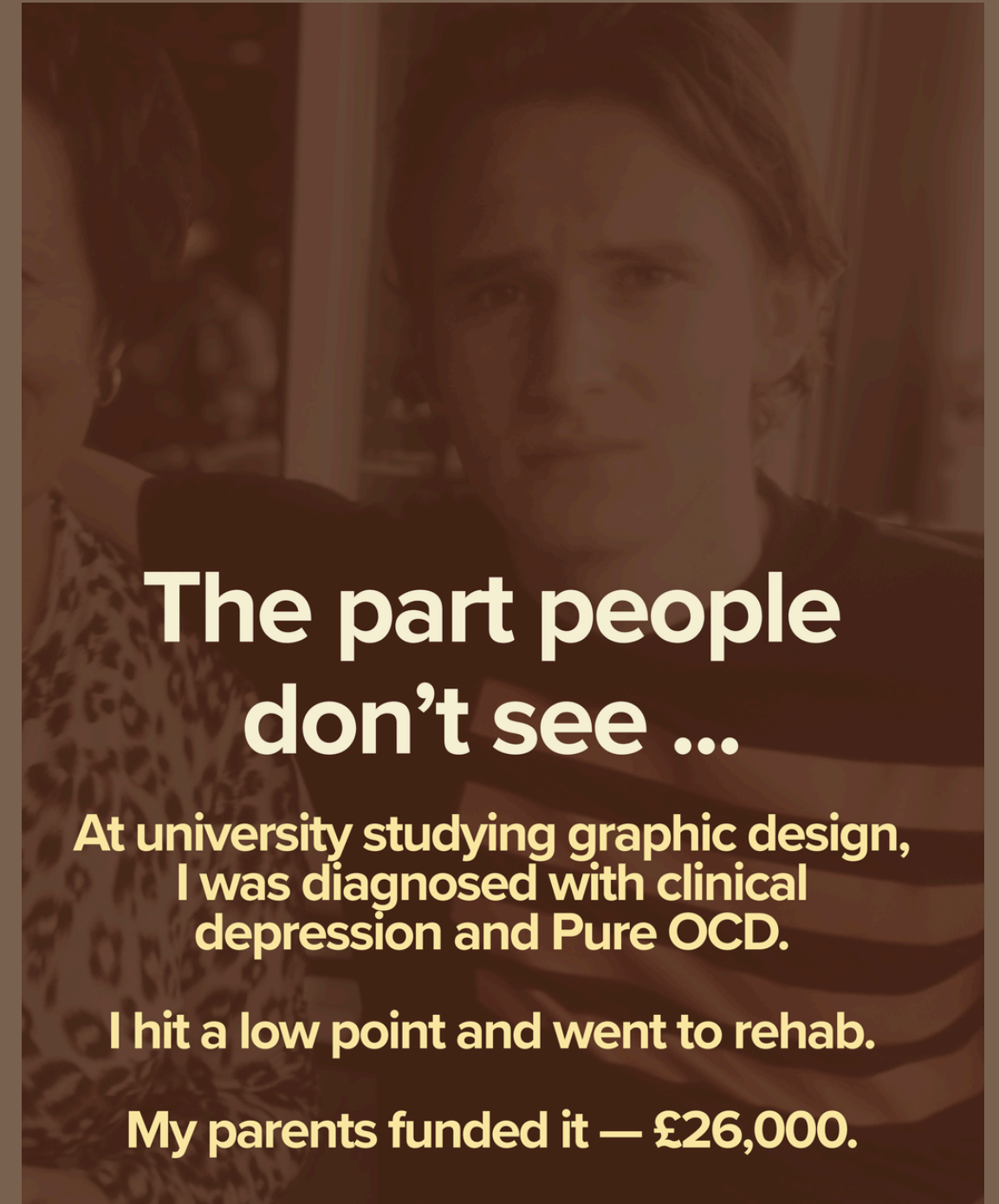


The part people don't see ...

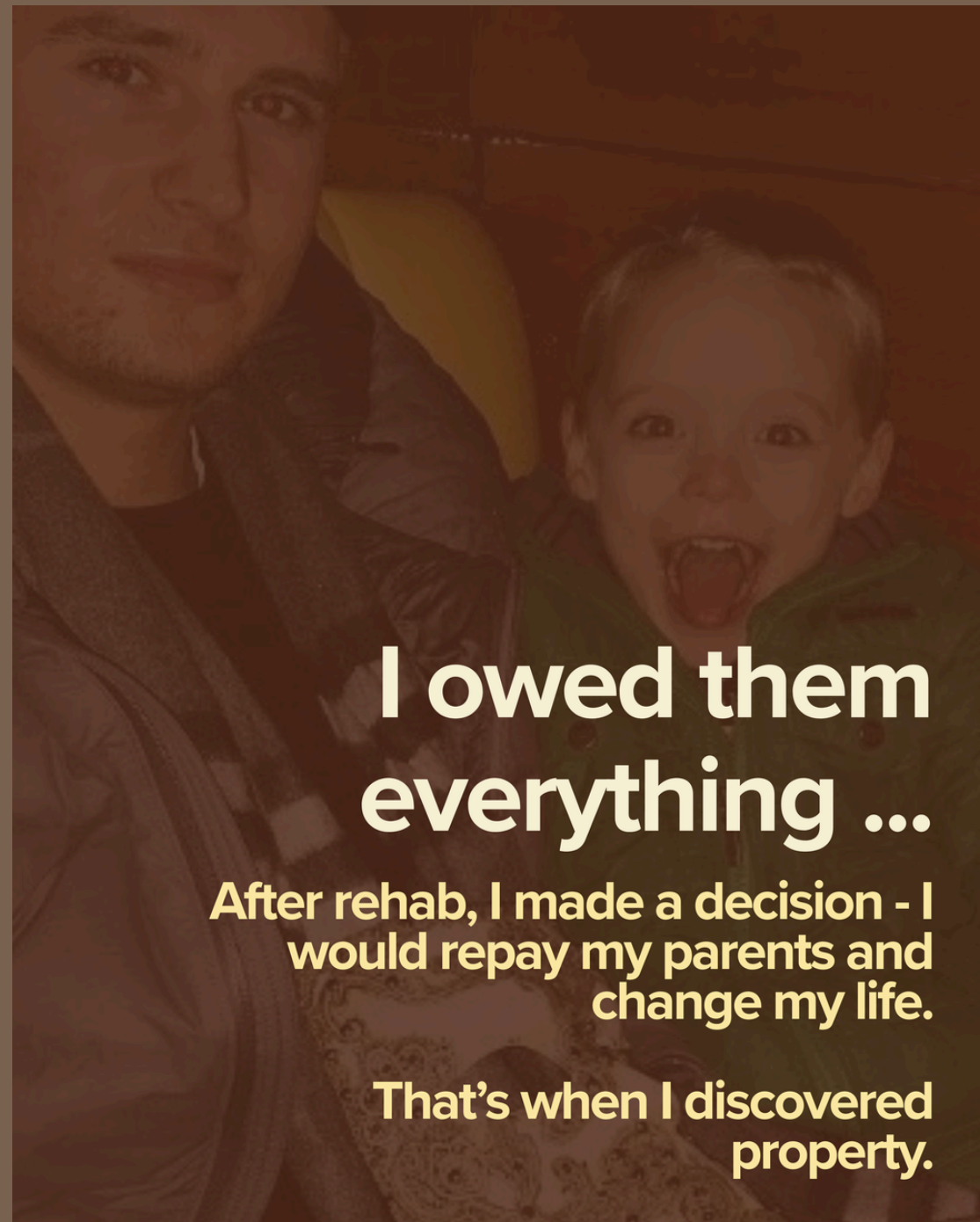
At university studying graphic design,
I was diagnosed with clinical
depression and Pure OCD.

I hit a low point and went to rehab.

My parents funded it — £26,000.



VISUAL STORY



I owed them everything ...

After rehab, I made a decision - I would repay my parents and change my life.

That's when I discovered property.

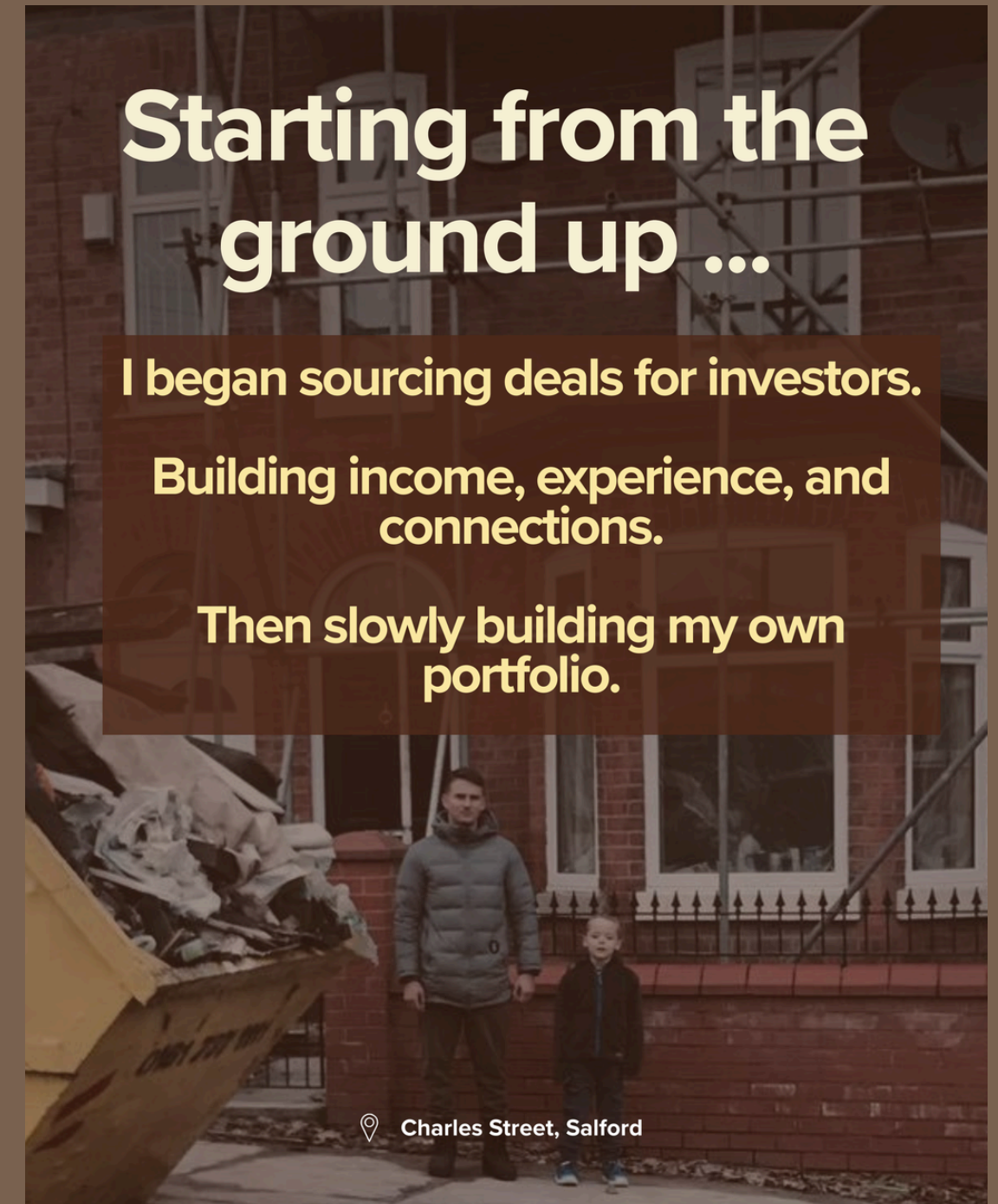


I invested in myself first ...

I invested all of my savings (and more) into financial education.

Learning from people like Robert Kiyosaki and Martin Roberts.

Travelling, networking, building contacts.



Starting from the ground up ...

I began sourcing deals for investors.

Building income, experience, and connections.

Then slowly building my own portfolio.

Charles Street, Salford

VISUAL STORY



Scaling the portfolio

(and ladders)

From buy-to-lets & HMOs
to commercial conversions
& on to land-led developments.

 Hinkley Road, St Helens



Today ...

33 units
£6.2m portfolio
£348k per year in rental income

 Walkden Road, Worsley



Helping others win

I've helped family, friends, and clients
get into property, even when they
doubted the journey.

Now we're all aligned.

VISUAL STORY

Building businesses ...

In 2019, I started an estate agency with no experience.

In 2026, we now have 2 offices, 13 members of staff & a strong market share.

I've also built and scaled multiple businesses.

Not everything worked ...

I've made millions.
And I've lost millions.
Some businesses failed.
But every setback built experience.

Beyond property ...

In 2021, I acquired a failing bakery.

Scaled turnover 5x.

Now own multiple food businesses with a combined turnover of £1.6m*

*ACROSS ALL ENTITIES OWNED

WHAT WILL RYAN TALK ABOUT?

Main focuses:

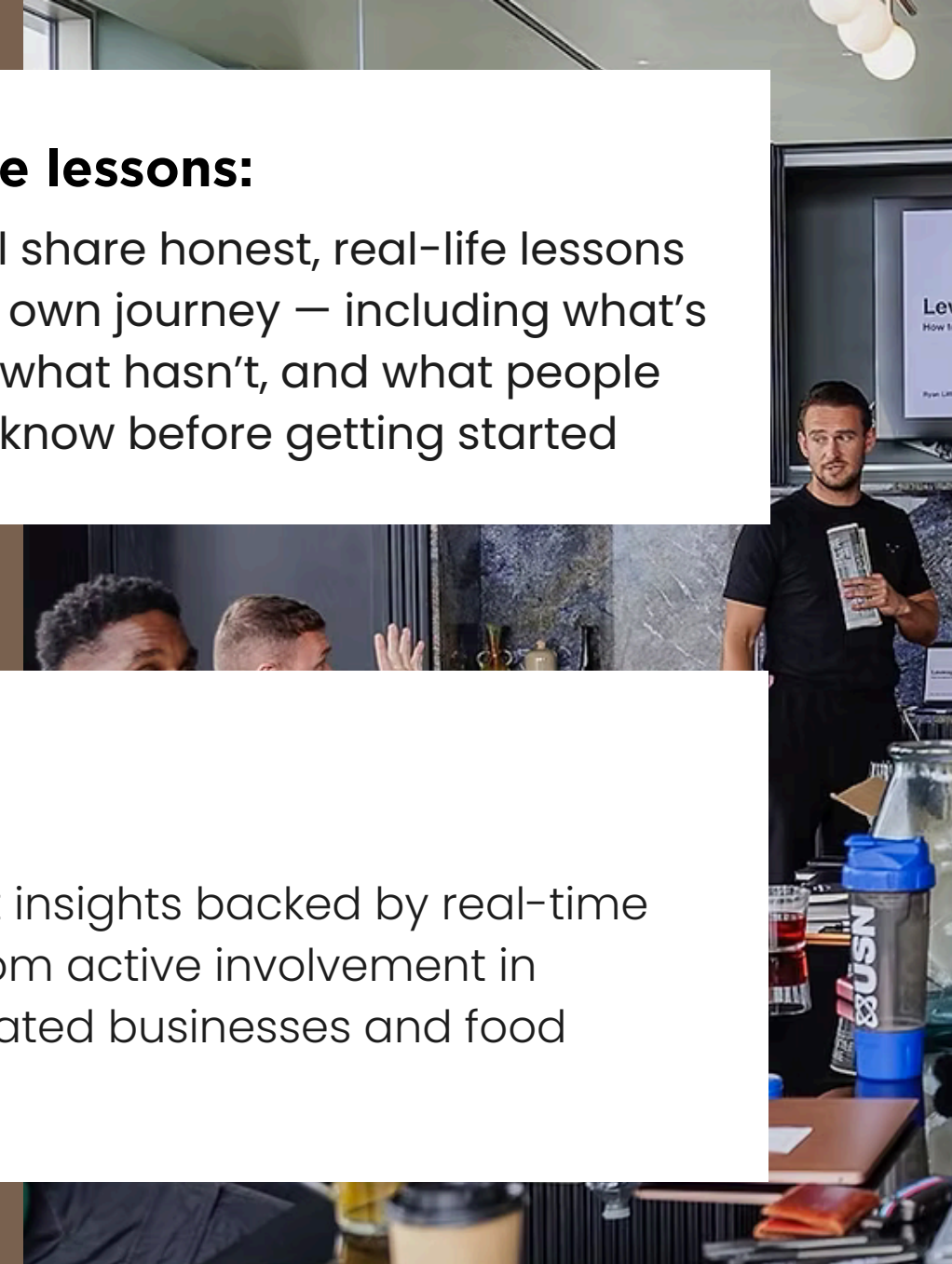
- **Property – how to find, fund, renovate & exit using multiple strategies**
- **Business – how to acquire SMEs & start business from the ground up**
- **Mental Health – depression, OCD, healthy habits & routines**

Real life lessons:

Ryan will share honest, real-life lessons from his own journey – including what's worked, what hasn't, and what people need to know before getting started

Honest insights:

Ryan provides honest insights backed by real-time market knowledge from active involvement in property, property related businesses and food based SMEs





Confidence

- Listeners will build the confidence to take their first steps into property or business
- They will gain the clarity needed to move forward and take action



AUDIENCE BENNEFITS

Practical learning:

Listeners will gain clear, practical knowledge they can confidently understand and start applying straight away in real-world situations

Motivation & inspiration:

Listeners will leave feeling genuinely motivated and inspired, with a stronger belief in what's possible, increased confidence in their own ability, and the drive to take clear, meaningful action towards their goals



WHO DOES RYAN WORK WITH?



Private sector

- podcasts
- youtube channels
- radio channels
- mainstream media
- networking events
- private education providers

Public sector

- colleges
- universities



RYAN'S REAL LIFE EXPERIENCES

(POSSIBLE TOPICS OF CONVERSATION – TAILORED TO SUIT SPECIFIC AUDIENCES)

PROPERTY

- Paying £1,000 a day in interest on a single deal
- Chasing significant arrears from tenants
- A tenant breaking into my own home... while I was inside
- Dealing with squatters
- Planning refusals that led to council candidates campaigning against my development
- Discovering weed farms in properties
- Property fraud: land sold without my knowledge through identity theft
- Acquiring property using credit cards
- Finding ashes hidden

BUSINESS

- Taking legal action against a business partner
- Buying and selling cars whilst at university
- Busking in Manchester... leading to Harvey Nichols and Harrods
- Crossing paths with contractors linked to organised crime
- Unexpected operations running out of an estate agency office
- Carrying £3.3 million of debt
- Balancing 10+ operational companies

LIFE

- Firing an RPG in Cambodia
- Becoming PADI certified beneath the surface
- A summer at Camp America
- Facing legal battles with the council for cutting down a tree
- Suicidal thoughts
- Pushing limits through marathons
- Stepping into the ring for boxing fights
- Catching giant Siamese carp in Thailand
- Being placed on an arson prevention watchlist
- Rebuilding through a full fitness transformation
- Driving from Manchester to Magaluf
- Playing poker with crime bosses

IF YOU ARE INTERESTED IN BOOKING RYAN FOR A
PODCAST, CHANNEL FEATURE, OR IN-PERSON
APPEARANCE, PLEASE GET IN TOUCH VIA EMAIL OR
THROUGH HIS SOCIAL MEDIA CHANNELS.



RYANLITTLE.CO.UK



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THANK YOU

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