

Welcome
to **Portfolio
Builder**



**Discover How We Can Help You Build
a Multi-Million Pound Property Portfolio
& Become Asset and Cash Rich Fast!**

www.portfoliobuilder.team



Are You Serious About Building a 7-Figure Property Portfolio and Creating a Passive Income that Truly Impacts Your Life?

Navigating the plethora of property courses offering various strategies can be overwhelming. While these courses promise different methods to achieve success, the key to building a property portfolio that generates a significant passive income extends beyond one strategy alone.

For instance, traditional Buy-to-Let (BTL) investments are challenged by high deposit requirements and taxes on rental incomes post-2017. For example, a £300,000 property in Birmingham needs a £75,000 deposit, yielding just 2.99% net annual return after costs.

While Buy, Refurbish, and Refinance (BRR) may offer an alternative by renovating properties for increased value, challenges are faced by investors, such as finding suitable properties, high competition, and the significant time and capital investments involved.

Rent-to-Rent (R2R) may appeal to many newcomers due to low startup costs. However, on close inspection, R2R proves impractical due to slim profit margins, legal complexities, and lack of property appreciation benefits, resembling a job rather than a viable long-term investment for serious investors.

What you need is a proven system that goes beyond generic strategies, offering comprehensive support, a robust network, and accessible resources tailored to your unique circumstances. This integrated approach ensures practical application in your life, yielding swift and tangible results.

Our system is based on leverage, incorporating two decades of strategies used by our founder, Vincent Wong. It consists of four fundamental pillars that support a successful property business, designed for maximum results with minimal effort.

"Give me a lever long enough and a fulcrum on which to place it, and I shall move the world."

Archimedes



Our Portfolio-Builder's Four-Pillar System™

Our system is based on leverage, incorporating two decades of strategies used by our founder, Vincent Wong. It consists of four fundamental pillars that support a successful property business, designed for maximum results with minimal effort.



- ✓ **Source Below Market Deals**

- ✓ **Access Your Capital**

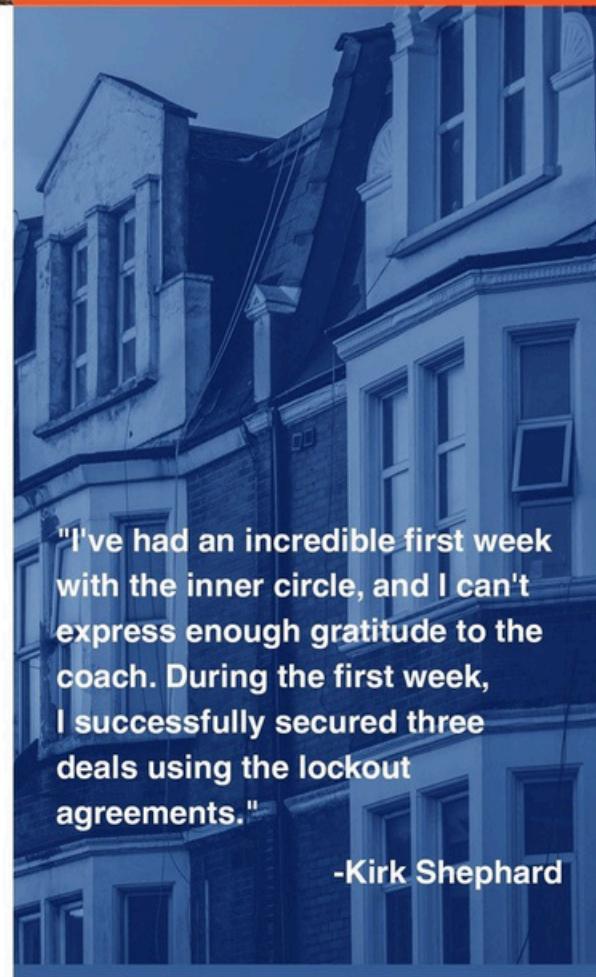
- ✓ **Flips**

- ✓ **Control Not Own**

Source Below Market Deals



We avoid inflated property prices by accessing off-market deals that are not publicly advertised. Engaging directly with sellers empowers us to negotiate terms and prices, utilising both offline and online channels. Vincent's extensive experience, having closed over 1,000 deals, ensures substantial discounts—often up to 40% below market value—due to his effective negotiation strategies.



"I've had an incredible first week with the inner circle, and I can't express enough gratitude to the coach. During the first week, I successfully secured three deals using the lockout agreements."

-Kirk Shephard

Access Your Capital



To preserve and expand portfolios without depleting capital, we use three key strategies:

- **Source Below Market Deals and Refinance:** Acquiring properties below market value and refinancing them allows you to recycle their initial capital for further acquisitions.
- **Use OPM (Other People's Money):** By raising funds from private investors, you can minimise personal financial exposure while achieving higher returns on your investments.
- **Access Commercial Finance:** Beyond standard buy-to-let mortgages, you can tap into commercial finance that provides substantial funding for substantial property acquisitions as you develop your track records.

"The Inner Circle helped me achieve results much quicker. With the help of my coach, I raised over £200,000 cash within 24 hours for my project and had to turn investors away. I also have the community behind me for support and accountability."

-Aurimas Norkunas

Flips

Unlike traditional property flipping where buying low and selling high is key, our Double Settlement method (also known as Back-to-Back) operates without capital investment.

This approach relies on a Lockout Agreement, securing a property like a £200,000 asset at 25% Below Market Value (£150,000). After a three-month Lockout, the property can be sold for £180,000, resulting in a £30,000 profit.

Double Settlement entails minimal risk with unlimited potential upside, offering significant leverage for passive income without the complexities of financing, tenant management, or property ownership issues.





A Lease Option provides an innovative solution where an investor helps a distressed homeowner by assuming their mortgage payments, enabling them to vacate the property promptly.

This arrangement comprises two components: the lease, allowing the investor to rent out the property for immediate cash flow, and the option, fixing a future purchase price for a specified period.

Structured with specific terms, the Lease Option allows investors to expand their property portfolio without the need for traditional mortgage financing or deposits, facilitated by specialised lease option lawyers.

Control Not Own

"I left the army being financially illiterate with no prospect for financial freedom. Since working with Vincent Wong 8 years ago, my first flip made me £168,919 in cash and now I own a portfolio worth in excess of £10 million."

-Daniel Kennedy



The 12-Week Property Portfolio Builder Programme

Launched in 2020, our Portfolio Builder programme has helped over 500 clients build and accelerate their portfolio and passive income growths. The programme comprises four elements:



Training



**One-to-One
Coaching**



**Vincent Wong's
Inner Circle
Community**



**Power
Team**

Training:

The goal of the training is to deep-dive into the elements of our Portfolio-Builder's 4-Pillar System. You will gain access to 100 hours of step-by-step online video training plus Vincent Wong's signature three-day virtual live programme **Property Entrepreneur Bootcamp.**

Specifically, we will cover the following topics:

- How to value residential and commercial properties
- How to recycle your capital to achieve infinite return on your investments
- How to access off-market deals to create a deal-flow and beat the competition
- How to conduct your due diligence through deal-stacking
- The different sources of finance beyond standard buy-to-let
- How to raise capital from private investors
- How to find motivated sellers who are ready to sell their properties at a substantial discount
- The essential rules of negotiation and how to negotiate on the terms
- How to close deals at up to 40% below the market value
- How to use Lease Option to control property without using mortgage financing and capital
- How to use an Assignment and Double Settlement to flip a deal and make £10k - £100k cash
- How to cultivate the mindset to become a successful Property Entrepreneur



"Thanks to my coach Florence; as a student, I did five Lease Option deals in London. You can reach out to Florence anytime and she is an amazing human-being."

-Valter Pontes



We provide accountability by matching you with a personal coach who has a proven track record. Over the next 12 weeks, you'll have weekly coaching calls where your coach will answer your questions and assign tailored tasks.

From the start, we create a customised plan for you, recognizing the uniqueness of each journey. Our coaching goes beyond support; we aim to help you secure your next two deals below market value.

These initial successes set the foundation for portfolio expansion and increased confidence. Our approach is results-driven, ensuring tangible outcomes from your efforts.



One-to-One Coaching:

Vincent Wong's Inner Circle Community:



You will be invited to join Vincent Wong's global Property Inner Circle Network, which includes over 500 successful clients at various stages of their property journeys.

Our network is diverse, comprising professionals from different countries and backgrounds all united in supporting each other's success.

Every month, we host mastermind sessions where members come together to delve into specific topics. Additionally, regional meetings provide opportunities for face-to-face interactions.

This network isn't just about support; it's also a valuable resource for raising capital. If you need access to investors, this is the place to be because substantial investment opportunities are available within the network.

As our client, you'll have lifetime access to this invaluable network and events. The relationships and opportunities within it are priceless assets for your property investment journey.

Power Team

You will gain access to the essential deal-making contracts, our specialist lawyers, mortgage brokers, and commercial finance experts with decades of experience, ensuring support for complex deals and large projects.



"I had no property experience when I joined Wealth Dragons. The coaching, network, support and training I have received have been second to none and enabled me to make my first investment. Honestly, super happy to have joined."

-Mark Saysell

Our Clients' Results

Our Portfolio Builder programme ensures comprehensive support and practical strategies for building a successful property portfolio.

Here are some of the achievements our clients have reached during the 12-week programme:

 **Kirk Shephard**
Feb 10 • Property Deals UK

First week with the Inner circle

I've had an incredible first week with the inner circle, and I can't express enough gratitude to the coach. They have all been absolutely exceptional in answering my questions promptly and with great enthusiasm.

During my first week, I successfully secured three deals using the lockout agreements. The first one is a below-market off-market deal with a purchase price of £160,000 and a GDV (gross development value) of £250,000. The reason for the sale is a marital breakup, and both parties are eager for a quick sale. With only a light renovation costing around £20,000, this deal looks very promising.

The second deal is a lease option agreement with a vendor who has had their property on the market for a while. We have agreed on a purchase price of £255,000 and a monthly payment of £350 over a 5-year period. This gives us the flexibility to either purchase or sell the property within that timeframe.

The third deal is similar to the second one, another lockout agreement. We have agreed to purchase the property at the current asking price of £250,000 within the next 5 years and make monthly payments of £350. Both deals mentioned above yield a monthly income of £1,000. Overall, it has been an incredibly successful and fulfilling first week with the inner circle

 [Jump to latest comment](#)

 **Kirk Shephard**
Apr 7 • General discussion

This is the best Property training I have completed to date

The below has been possible due to this amazing environment and coaches.

I've been diligently working behind the scenes and I'm excited to share some updates:

Portfolio Expansion: We've recently acquired a portfolio of 12 properties, currently undergoing renovations. In the coming weeks, we'll begin the refinancing process for these deals.

New Opportunity: I've been presented with another opportunity—a portfolio of 8 properties. The owners, looking to retire due to health reasons, are familiar with lockout agreements. The offer will be below the valuers' valuation.

Upcoming Projects: Additionally, we have 4 properties set to complete soon, acquired at a

 **Florence Wong**
Apr 11 • General discussion

Caleb completed on his first BMV Deal!

Huge congratulations to Caleb on his first BMV deal! Picked up the keys today after successfully completing yesterday. It's been a roller coaster of challenges but Caleb implemented everything he learnt from our training, from sourcing to following my step-by-step negotiations, he's now the proud owner of this 3-bed semi in a lovely residential location of Nottingham. PP at 150k, and projected GDV at 200-220k, this will be a NMLI deal. Kudos to Esther and her team for helping Caleb with the financing and of course Manish for the speedy conveyancing! We truly are The A Team! 



 [Jump to latest comment](#)

 **Florence Wong**
Dec '23 (edited) • General discussion

Another London BMV Deal at 48.5% for Elton!

Huge congratulations to our valued member @Elton Leung for completing on yet another huge BMV deal in London! He's done over 50 BMV deals in London now, yet again proving it's all about having the right strategy, consistency and persistence. Bravo! 



 **Daniel Kennedy**
Apr 25 • Property Deals UK

Lease Options!

Do the properties always need work? Refurbishment? Planning etc. To be profitable? No No & No

This is Part of a Larger Deal

Terrence 2 bed House in Cornwall

Secured over 2 years for £1

PP is 100% Vendor Financed at £139,000 for a further 5 years!

Amount paid to the owner £521.25pm

End Value 200k- 225k

Cost us 2k in legals.

Recently rented out at £1,200pm after a long term tenant moved out!

 [Jump to latest comment](#)

Our Clients' Results

 **Property Inner Circle**  

 **Florence Wong**
5 Dec '23 • General discussion

1st BMV Deal Completed for Alessandro!

Please congratulate [@Alessandro Binotti](#) for completing his 1st BMV deal in Sheffield today! Purchase price at 68k, and after refinance at 100k GDV, this will be a perfect NMD deal! Very well done and thanks also to Dan for helping source this deal! Keep them coming! 😊🍾!

 **Like** 7  **4 comments**

 **Property Inner Circle**  

 **Kirk Shephard**
4 Apr 17 • General discussion

£200,000

"Ever been surprised by your ability to secure last-minute funding for a deal that initially seemed impossible? This week, I raised 200k in investment funds with surprising ease. It got me wondering:

What's the highest amount of investment you've ever raised at the last minute? Share your stories below! #investment #funding #successstories"

 **Liked** 9  **5 comments**

 **Florence Wong** • Apr 17

[@Aurimas Norkunas](#) once raised 240k in about 48hrs - 40k more than he actually needed! 💪

 **1 Reply**

 **Property Inner Circle**  

 **Florence Wong**
5 Dec '23 • General discussion

Andrew raised 35k in less than 1hour!

Huge congratulations to [@Andrew Golding](#) for raising 35k in less than 1 hour through the Inner Circle, by following my advice and being willing to step out of his comfort zone. With this fund, his BMV deal will successfully complete today! 😊🍾

Our Trustpilot reviews show that 93% of our clients have given us 5-star ratings, resulting in an overall rating of 4.9 Excellent.

RN Ricky Ng 3 reviews GB

★★★★★

Since joining this group

Since joining this group, everything I thought I knew about property investing has transformed to an entirely different level. This course has truly been a game-changer for me.

Property investing is so much more than just buying and selling real estate; it's about people, networks, strategies, and the continuous pursuit of new skills. The instructors emphasize the importance of ethical practices, which has been incredibly inspiring and reassuring.

The wealth of knowledge and support within this community is unparalleled. The networking opportunities alone have been invaluable, allowing me to connect with like-minded investors and industry professionals who share their insights and experiences generously.

If you're serious about taking your property investing to the next level, this course is an absolute must. It's not just an investment in property, but an investment in yourself and your future success.

Date of experience: 23 May 2024

A Aleksandra Marinova 1 review GB

★★★★★

I learned a great deal from Wealth...

I learned a great deal from Wealth Dragons and Florence in particular! Their community truly is a family and I feel the learning experience has helped me grow both as an entrepreneur and a person!

Date of experience: 15 February 2024

A Aurimas.N 19 reviews GB

★★★★★

Best Property Education and Support

I have a pleasure working with Wealth Dragons and getting their support on daily basis. Mentor Florence and Daniel provides outstanding help for their students and push you to go out of your comfort zone. This resulted me in my first deal since joining! I cannot recommend enough Wealth Dragons and they are not only your mentors or teachers, but also friends. Well done Vincent for building such a team!

Date of experience: 01 December 2022

MM Monica McDaniell 2 reviews US

★★★★★

This has been an amazing...

This has been an amazing experience! Unlike any other! John has given us some super valuable information that can be implemented immediately to see results! Can't wait to use what I've learned these last 3 days! totally invaluable! Thank you for your time and gifts John! You rock!!

Date of experience: 07 August 2022

J James Dugan 2 reviews GB

★★★★★

'Property Entrepreneur Bootcamp'

Just attended the 3day 'Property Entrepreneur Bootcamp' everything from Sales/Marketing , pitching and closing deals, various Lease agreement strategies, deal packaging and investors... so much to mention yet so much more covered.... wow, thank you Vincent, Florence and Marcos for giving up your weekends, we all appreciate the detail you all had to go into... 🙏

If anyone is sitting on the fence, yes the grass is definitely greener here!!!!

Date of experience: 01 June 2024

GS Global Solutions Valley 3 reviews GB

★★★★★

Thank you so much to Vince and Team for 3 days live Entrepreneur Masterclass

Thank you so much to Vince and Team for running the programs and hard work extra ordinary beyond my expectations. The key take aways learning will try to apply into practice for success. Intensive and most learn something new. The online live events schedule start from 9am to 6pm around but extra hrs in some days too. It's the first best experiences home online live events and programs, workbook etc just keep you all busy days schedules made extra pushing forward your entrepreneurial talents to next level of practices that you might never done before.

Date of experience: 23 October 2022

HN H. Noble 3 reviews US

★★★★★

Stellar Property Entrepreneur Bootcamp

Property Entrepreneur Bootcamp, Wealth Dragons

Vincent Wong is phenomenal at ALL levels of property deal-making. For a couple of decades, he has fine-tuned specific ways to do great property deals, most interestingly several NO MONEY DOWN strategies, which makes any return/yield you receive not a mere 5% or 10% ... but INFINITE. I just came out of his 4-day Bootcamp and his team is knowledgeable, thorough, and diligent. I highly recommend them to all real estate investors all around the world who want to start or scale up. Drawn out the outside noise by telling yourself "STOP IT!" and just do it.

Date of experience: 30 April 2023

MR mrs r sharer 4 reviews GB

★★★★★

Strong community support

Great learning, awesome community with valuable support from the trainers and members. Joined on 26/2/2017 and still receiving endless supports from the group.

Date of experience: 24 September 2023

DT DT 1 review GB

★★★★★

Property Wealth Dragon

It's been an amazing experience to learn from the mentors & coaches of Wealth Dragon. (Vincent/Shawn/Flo/Marcos/Vishal & the whole team) who are pioneers in the property market with an abundance wealth of knowledge in guiding the beginner like me getting started right. I would highly recommend to get in touch with the team for people who want to start their property business journey.

Date of experience: 24 March 2024

DA David 1 review GB

★★★★★

Expert level property mentoring

Next level property coaching. Very supportive and knowledgeable. I would highly recommend this courses and mentoring. The teachers and mentors are extremely helpful and truly want you to succeed!

Date of experience: 11 April 2024

CO Consumer 1 review GB

★★★★★

2 weeks into joining my partner and I...

2 weeks into joining my partner and I are bowled over by how much support the community offers. A wealth of experience and knowledge is shared and the most important thing to us is how ethical the training and mentorship is. We have learnt much in a short space and time and we are excited about our future.

Date of experience: 23 May 2024

LO Louis 4 reviews GB

★★★★★

Learning Great honest new ways to build...

Learning Great honest new ways to build my property portfolio to the next level

Date of experience: 24 May 2024

DA David 1 review GB

★★★★★

Very knowledgeable team of experts

Very knowledgeable team of experts. Honestly, trustworthy and diligent. Call them anytime and they ready to answer your questions. Very grateful to have found them. Highly recommended if you want to learn about property investments.

Date of experience: 23 May 2023

JM jean marc degioanni 18 reviews GB

★★★★★

After many years working with the...

After many years working with the wealth dragons I can only show my gratitude for all the professional knowledge covering every corners of the property business. The empathy and the dedication of all the members to each other help to achieve some very positive results. With all my trust, Jean Marc

Date of experience: 23 May 2024

AN Andy 2 reviews GB

★★★★★

Excellent Program and Network

Four weeks into the program, I am glad to see well-structured and high quality training materials. As a novice in the property business, I learned a host of both fundamental and creative concepts that should set one up for success. But perhaps more importantly, you become a part of an active network of professionals who collaborate and support one another. Being able to connect with such a team of experts is, in my opinion, invaluable.

Date of experience: 26 May 2024

AH Adriana Horrocks 1 review GB

★★★★★

I highly recommends Wealth Dragons

I highly recommends Wealth Dragons. I have been for years trying to manage my property business by myself without success. I am probably the newest one in the group but since I joined I am in the process to close two deals and I have at least another three in my pipeline. The knowledge and experience and assistance in the group brought me the confidence and certainty of no fails and way for my business to move forward. I wish I have meet the Wealth Dragons before. It's being a blessing for my business and my life.

Date of experience: 23 May 2024

Our Programmes

Once you join our programme, you will gain immediate access to our online training (SKOOL) and be notified of the next date for the next Property Entrepreneur Bootcamp and upcoming Mastermind sessions.

Your coach will contact you for your onboarding session and map out your agenda for the next 12 weeks of coaching. You will also gain access to the International and Regional Communities to start networking with like-minded individuals.

Features	PB Gold	PB (Platinum)	Mentoring with Vincent Wong
Access to Skool Platform	One Year	Lifetime	Lifetime
1:1 Coaching	12 Weeks	12 Weeks	12 Weeks
Access to Contracts	One Year	Lifetime	Lifetime
Specialist Live Training Days	One Year	Lifetime	Lifetime
Access to Inner Circle	One Year	Lifetime	Lifetime
Access to Professional Team	One Year	Lifetime	Lifetime
JV Opportunities	One Year	Lifetime	Lifetime
1:1 Access to Vincent Wong	X	One 1:1 Meeting	6 Months
PRICING	£8,000	£12,000	£50,000



About Vincent Wong



Vincent began building his property portfolio in 2000 while working as a community pharmacist in the UK. By 2005, he had developed an innovative approach to finding property sellers online, and has since sourced, negotiated and closed over 1,000 property deals for himself and his investors. In 2008, amid the financial crisis, Vincent pioneered the use of Lease Option to control assets without using mortgage financing or deposits. The following year, he co-founded Wealth Dragons to teach his revolutionary strategies. In 2009, Wealth Dragons Group made history by becoming the first UK property training company to be listed on a stock exchange. His training programs have educated over 10,000 people worldwide. Vincent has authored several books, including "Property Entrepreneur" (Wiley), and is a regular expert on "Property Question Time" on Sky TV.

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