



**Commercial & residential
property acquisition &
development.**

**High return, asset-backed
investments.**

PROSPECTUS



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Dear friend,

Thank you for your interest in [Back to Life Property Group Limited](#). We're Carla and Alison, the founders behind Back to Life. After years of pouring considerable energy into our careers and working for others, building their dreams we decided it was time to bring our own dreams to life.

We've always had a shared passion for property, health and for living life with purpose (and a bit of fun!)! Back to Life isn't just a name. It's exactly what we do. We're bringing our goals into focus – and 'back to life' is exactly what we hope to bring to the spaces we create and the people we work with. Life is for living!

This business is our way of building something tangible, meaningful, and exciting. Somewhere we can grow, invest in ourselves as much as our properties, and ultimately live life on our terms. And we'd love to take others along for the journey. Thanks for being here!

Yours in prosperity,



We are dedicated in our mission and have invested heavily in our venture, obtaining an ITOL Level 5 in property investment. We remain anchored to our mentor and networking group The Property Investment Academy (PIA).



ALISON DRUMMOND - *DIRECTOR OPERATIONS*

- High-energy, hard-working leader with 20+ years experience in events, operations and project management
- One of the most recognised outdoor event producers in the UK within local government
- Responsible for the introduction and development of some of Oxford's most iconic events
- By invite, Alison was a valued board member of the Local Authorities for Events Organisers Group (LAEORG) and director of the Events Industry Forum (*The Purple Guide*) overseeing health & safety at UK festivals
- Estate Manager on the £45m redevelopment of the Oxford Castle Heritage Project



CARLA NADIN - *DIRECTOR SALES & MARKETING*

- Creative, commercially-minded sales & marketing professional with 20+ years cross-industry experience, including B2B, B2C, technology and start-ups
- Leads with a dual background in Fine Art and Strategic Marketing
- Combines creative thinking with big-picture strategy to drive growth
- Experienced in managing teams and running her own marketing consultancy
- Skilled in project management, stakeholder engagement, and creating opportunity
- Strong relationship-builder with natural leadership and mentoring abilities
- Lifelong learner, always expanding her skills and knowledge base

WHY PROPERTY & WHY NOW?

Property is real. You can see it, walk through it, and most importantly you can influence its value. Unlike shares or crypto, you have the power to improve it. House prices have sky-rocketed by 2,534% in 50 years in the UK, increasing from just £10,027 in 1974 to £265,012 in 2024*. This not only means that trends indicate significant medium and long term growth, but it also means that there is a desperate need for quality housing.

SO, WHY NOW?

In 2025, the UK property market is offering opportunities for those ready to think long-term. Prices in many areas have steadied or dipped slightly, meaning there is plenty of **opportunity for smart investors**. Mortgage rates, while higher than a few years ago, are stabilising and **rental demand has never been stronger**.

People still need homes. With many legacy private landlords now exiting the market, there's room for fresh new energy and higher standards. This is something we're passionate about bringing to the table.

We see this as the perfect time to lay the foundations for something meaningful – for us, for our future clients, and for the investors who choose to join us.

*Source: <https://mojomortgages.com/mortgage-news/homeownership-50-year-analysis-house-prices-salaries>

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OUR PROPOSED STRATEGY.

We are currently looking at deals where we can generate profit from day one with properties we can hold. Our proposed strategy is a four step process where we secure a property in an area with high rental demand. We procure the property at a favourable rate and immediately add value through refurbishment. This will allow us to quickly provide a quality home in an area that needs more stock and allows us to refinance and recycle our money to reinvest.



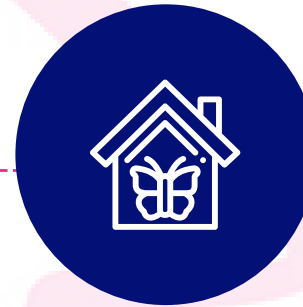
1. SOURCE

We seek unloved or underutilised properties that would benefit from refurbishment or even a brand new purpose. We aim to add value not just to the property, but to the community too.



2. PURCHASE

We believe the best deals are created when everyone's needs are being met. Vendors often appreciate cash, speed and an ease of doing business. We aim to acquire property with cash, securing the best deals.



3. TRANSFORM

Transforming the unloved into something that people can enjoy again. We aim to maximise value through refurbishment, renovation or completely re-purposing the space.



4. CASH-OUT

With our new value uplift, we can now leverage the immediate equity in the property and share the profits with our investors, ready to go again!

Creating win-win scenarios!

Our strategy will allow us to sustainably scale our portfolio with properties that will, over time, appreciate in value and build equity in the medium and long term.

OUR 7-POINT ASSESSMENT PROCESS.

Our approach to evaluating property opportunities is structured, strategic and deeply informed. We assess every deal across the following core pillars to ensure alignment with our investment goals and long-term value creation.

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- 1. Location** - Local analysis, supply & demand, trends, opportunities
 - 2. Strategy** - Local market requirements, more than one exit planned
 - 3. Property** - Suitability for strategy, planning, layout, value-add
 - 4. Financial** - Stress testing, creative finance, viable purchase price
 - 5. Compliance** - Leveraging the right expertise to stay compliant
 - 6. Team & Execution** - Power team of trusted professionals
 - 7. Risk Assessment** - Legal, financial and operational risks identified. Mitigation plans built into deal structure. Exit fallback strategies included. Insurance and professional protections.



WHERE DO YOU FIT IN?

At **Back to Life Properties**, we partner with people who want to see their money grow but without any hassle. People who understand the value of property investment and are looking for a real hands-off investment.

Together, we pool resources – your funds alongside our own – and we handle absolutely everything else including making sure all legal and financial details are watertight. Every agreement comes with contracts and insurance so you can invest with confidence.

We work with self-certified sophisticated investors and high net worth individuals.

- We're starting fresh, but certainly not from zero – we bring transferable skills from a wide range of industries and disciplines including, large-scale events & operations, managing large heritage property development projects, sales & marketing and running our own businesses
- We're committed to ethical, high-quality, and community-conscious projects
- We invest our own money alongside yours, so you know we also always have skin in the game!



INVESTING WITH US.

Join the Back to Life journey

When you invest with us, you get:

- First access to opportunities – we will supply a detailed analysis of each deal, the property, area and strategy in a deal pack for you to review (*incl. projected ROI and stack*)
- An easy experience – we manage the whole process
- Transparency from start to finish – regular updates, clear numbers, straight-up communication
- Peace of mind – contracts, insurance, and compliance all checked off with clear processes to protect your capital
- Potential for healthy returns through rental income and/or capital growth depending on the strategy

If you like the idea of property working hard for you while you focus on what you love, this might be the perfect fit.

Back to Life Property Group Limited works exclusively with self-certified Sophisticated Investors and/or High Net Worth Individuals as defined by the Financial Services and Markets Act (Financial Promotion) Order 2005. We do not provide financial, tax, or legal advice. All prospective investors are strongly advised to seek independent professional advice before making any investment decision.



THE BACK TO LIFE DIFFERENCE.

At Back to Life Properties, our values shape our decisions and who we work with. Here's how we show up – in business, and in life.



MAKING A POSITIVE IMPACT

WE DON'T: Take deals that don't align with our values.

WE DO: Make a positive impact in all our dealings. No one is at a disadvantage because of our actions – this includes individuals and communities.



EMOTIONAL INTELLIGENCE

WE DON'T: Judge too quickly or act in emotion.

WE DO: Create win-win interactions. We know that people may forget what we said to them, but will always remember how we made them feel.



CREATIVE GRIT & GRAFT

WE DON'T: Take short-cuts. We don't give up.

WE DO: Explore challenges from more than one angle. We aim high. We work hard. We continually check-in on our goals. We find solutions – not excuses.



CONTINUED DEVELOPMENT

WE DON'T: Think we know everything.

WE DO: Dedicate ourselves to continued development and the pursuit of knowledge. We leverage the expertise of others wherever needed. We surround ourselves with the best.

NEXT STEPS.

We'd love to explore working together and the best way to start is with a conversation.

Here's how to get the ball rolling:

- **Get in touch** – Drop us an email at hello@backtolifeproperties.co.uk
- **Book a chat** – We'll arrange a no-obligation call to talk through how we work, your investment goals, and whether we're a good fit
- **Stay in the loop** – If now's not the right time, we can add you to our investor list so you're the first to hear about upcoming opportunities

No pressure. Just a chance to connect, ask questions, and see if partnering with us feels right for you and us.

Carla & Alison

Back to Life Property Group Limited





BACK TO LIFE

P R O P E R T I E S



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