

# BOOST YOUR PENSION AND INCOME FROM PROPERTY

## THE SMART INVESTOR'S GUIDE TO CREATING A PROFITABLE PROPERTY PORTFOLIO

By Kam Dovedi

**K**am Dovedi is one of the few authors that I have spoken with before reading his book. Does that make a difference? On balance, I think it probably does.

Without that interaction, I may have been less aware of Kam's unique brand of bouncy enthusiasm and certainly would not have known of the driving factor behind his property journey. His personality comes across in the book to a degree but having spoken with him beforehand, when reading I could now so easily imagine him standing at the front of a hushed yet crowded network meeting room, dynamically explaining what we need to know and do in order to become successful property investors ourselves.

### A BOOK'S PURPOSE

What is the purpose of a book? Let's go beyond property for a moment into the wider book world. There are books that are intended to entertain, educate, question, inform, make us laugh, inspire ... or do a combination of those things. You can probably think of a few more intentions. In recent years, I believe a new category has opened up for books that act as a marketing tool. These are, in essence, business cards with attitude, demonstrating the author's expertise in his or her sector.

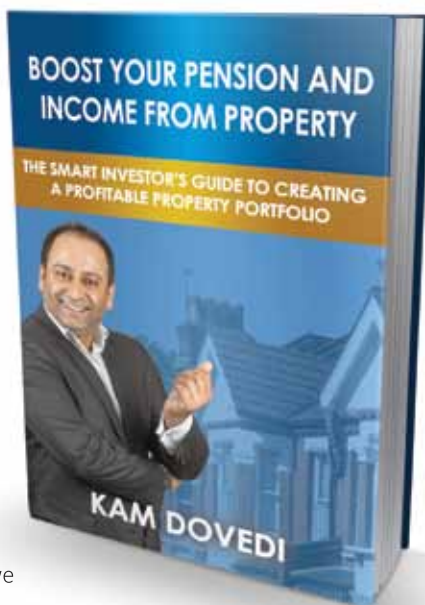
Growing access to self-publication has eased the path to this form of marketing, and many individuals across several industries have adopted this method of reaching a wider audience. In our own property industry, the last decade has seen an explosion in both self- and traditionally-published titles relevant to the investor audience.

Results can vary, but don't dismiss a title just because it is meant as a marketing tool for an associated business. On the contrary, **if a business person has taken the time and effort to author a well-written and well-presented book, it says a lot about that individual.** Furthermore, the book is a means of getting the message out to more people than may be able to access the business's service for reason of geography, financial constraint or whatever, so more people will benefit.

Writing a book takes courage, commitment and dedication (I should know, dammit! I've started three and haven't finished one – yet), but I believe Kam also brings humility into the mix. He has achieved an enormous amount in property, but underlying his achievements are the family reasons that have kept him focussed. He comes across as proud of his success but never for a moment forgetting what life was like beforehand, not just for himself but for his parents and grandparents; that appears to keep him grounded.

### WHO IS IT FOR?

With this well-presented publication Kam has, I believe, successfully bridged the gap between marketing and educating.



Primarily targeting new investors and those who might not want to actively build and manage a portfolio, Boost Your Pension and Income from Property covers many of the fundamentals that everyone needs to know before venturing into buying property as an investment.

In fact, the people who would really benefit from reading this are hands-off or 'armchair' investors. Why? Because in the last quarter of the book, Kam discusses the pros and cons of different approaches to building a portfolio – DIY, DWY (Done With You) and DFY (Done For You). This is valuable information.

There are chapters that contain sound advice for Acquiring Property and Converting or Refurbishing a Property, but the one that made an impact on me was Chapter 5: Tenanting a Property. This is particularly useful as it contains much more than the standard advice about tenant profiles and finding letting agents – though that is there too – as Kam emphasises how important it is to do real legwork when researching your area. This, in conjunction with Chapter 3: Acquiring a Property, will take you a long way in determining where – literally and geographically – to start. Chapter 5 covers demographics, psychographics and socio-economic groups and it may be worth considering these aspects of tenants even before deciding on the location to invest. He also provides a link to a workbook that supplements the chapters to make your own research and investing journey easier. I haven't downloaded this due to time constraints, but given Kam's thoroughness I suspect it will be worthwhile doing so.

Kam's favoured strategy and location revolves around single lets within the vicinity of London. It's not possible for all of us to invest in the same place of course, and there are other strategies and locations that work well, but Kam is sticking to what he knows. And in doing that, he is in a position to help you if you want a) someone to do it all for you or b) someone who can support you on your own path.

Finally – a word of apology to Kam. The first copy of the book he sent back last summer is still rumbling somewhere around YPN Towers and has yet to see the light of day. Without hint of grumble or reproach, he sent another copy in December along with a lovely Christmas card. That's the sort of decent guy he is - a pleasure to work with.

If you are interested in finding out more about Kam's services, contact him via email [Kam@kamdovedi.com](mailto:Kam@kamdovedi.com) or call **01634 838745**

*Jayne Owen*

[www.propertybookshop.com](http://www.propertybookshop.com)

Email: [jayne@mozaique.co.uk](mailto:jayne@mozaique.co.uk)

Mobile: **07540 466630**

**Book details** Date published: **2014**

ISBN: **978-1-5007-2283-8**

