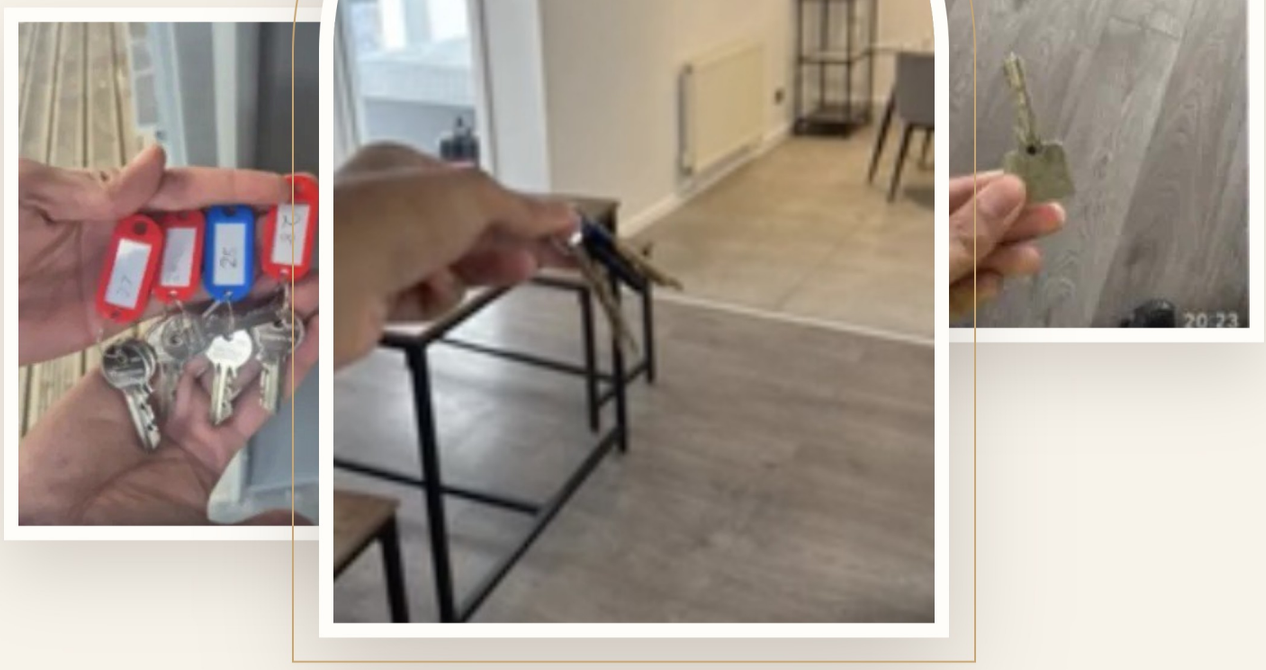
LIIINK.

It's about building a connection



Building connections *that open doors.*

UK RENT-TO-RENT BROKERAGE · 150+ OPPORTUNITIES BROKERED

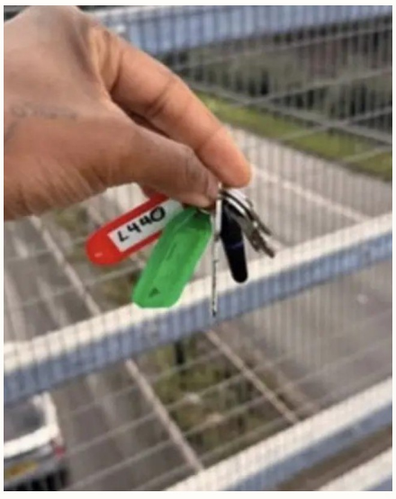
WHO WE ARE

The right deal is *a connection away.*

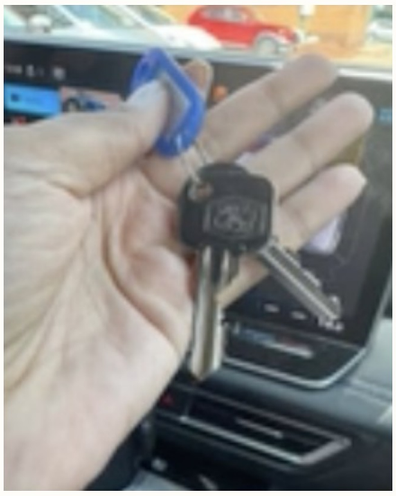
LIIINK. is a UK property investment sourcing company. We connect investors with landlord-approved rent-to-rent deals, then stay with you from the first call to the keys in your hand.

Our aim is to make R2R portfolio building simple. We would rather build a long-term relationship than source one deal and go, which is why so many of our clients come back for their second, third and tenth unit.

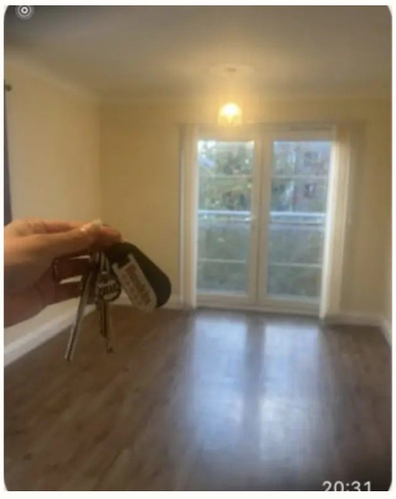
150+	100+	50+	100%
Opportunities brokered	Keys collected	Five-star Google reviews	Client focused



KEYS IN HAND



KEYS COLLECTED



HANDOVER DAY

WHY USE AN R2R SOURCER

Most landlords say no. *Ours already said yes.*

Most landlords say no to rent-to-rent before you finish the sentence. We spend our days on the calls, the landlords and the numbers, so the deals that reach you already have a landlord's yes.

GOING IT ALONE

- Weeks of cold calls to agents who have never heard of R2R
- Viewings for flats where the landlord was never going to agree
- Guesswork on nightly rates, occupancy and bills
- Agreements you are not sure protect you

WITH LIIINK.

- ✓ A landlord or agent already happy with your strategy
- ✓ Every deal run through our deal analyser before you see it
- ✓ Support from the first call to contracts to keys in hand
- ✓ Set-up, listing and repairs covered by our extensions





WHAT WE SOURCE

Every strategy, *one sourcer.*

Tell us how you want the property to earn. We find the landlord who is happy with it.

R2SA

Serviced accommodation

Flats and houses approved for short stays on Airbnb, Booking.com and direct bookings, including longer corporate and contractor stays.

Best for · Operators after the highest monthly profit

R2SL

Supported living

Long leases with landlords for supported-living providers, with terms of up to five years and steady income.

Best for · Providers and investors who want long, stable terms

HANDS-OFF

Sourced & managed

We source the deal and our management partner ZERO WUN runs it: listing, guests, cleans and payouts. You keep the cash flow.

Best for · Busy professionals with capital but no time

R2HMO

HMO & room lets

Larger houses let room by room to professionals, with the landlord's agreement in place before you commit.

Best for · Investors after per-room income in bigger houses

Browse live deals across SA, single lets, HMOs and supported living in our catalogue.

THE PROCESS

From form to keys *in six steps.*

The same route for every client, whether it is your first unit or your fifth.

i.

Fill in the R2R form

Your budget, areas, strategy and timeline. Join the LIIINK. community to see deals first.

ii.

We source & analyse

We go to agents and landlords, then run the numbers so you see profit, payback and break-even up front.

iii.

You view, we agree terms

You view the property yourself, with our viewing checklist, and we help agree terms with the landlord or agent.

iv.

Contracts & fees

Agreements signed and the sourcing fee paid once the deal is real.

v.

Keys collected

You pick up the keys. We post it, you celebrate it.

vi.

Go live

Furnish, list and launch, with our extensions there if you want a hand.

THE EXTENSION PLAYBOOK

After the keys, *we keep going.*

Add-ons for clients who want help getting the unit live and keeping it running. Rated 5/5 by our clients.



PLUG & PLAY *R2SA listing set-up*

Setting up your listing and the software around it from scratch, so you can go live with ease.



CHARGE UP *R2SA listing optimisation*

Optimising your listing so you get better bookings and longer stays.



FURNISH IT *Furniture collection*

Furniture packages for the bedroom, living room and dining area to get your unit guest-ready.



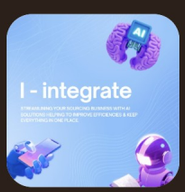
POWER TEAM SUPPORT *Professional handyman service*

Reliable, affordable and skilled: quick fixes, full repairs, plumbing and furniture set-up. London only.



CHECKLIST GUIDE *Stay in check*

The checklists we use on every deal in one guide: viewing, cleaning, deal analyser, furnishing and software.



I-INTEGRATE *AI for your business*

Integrating AI into your sourcing business, for brokerage business owners: streamlining with AI solutions that improve efficiency and keep everything in one place.

We are not affiliated with the brands or software we use.

RESULTS FROM THE PLAYBOOK

Set up right. *Booked fast.*

PLUG & PLAY

His first 28-night booking

After Booking.com fees	£3.8k
Rent + bills	£2.1k
Profit	≈ £1.7k

His first R2R, at 18. Calendar nearly fully booked, and working on No. 2.

"They got the deposit down from 4 weeks to 2 weeks, the lease from 1 year to 3 years... The response time is absolutely insane."

GARENTEED PROPERTIES LTD · GOOGLE

CHARGE UP

One client, one day

Airbnb · 16 nights	£2,287
Booking.com · 14 nights	£2,294
Booked in a day	£4.5k+

After Charge Up: 10+ night stays and returns in line with the area.

"Massive win today. 4k in bookings!! ... Yeah you deffo know what you are doing."

CHARGE UP CLIENT · WHATSAPP



FURNISH IT

"I'm very pleased with the outcome of these sofa beds. Plus the amazing service! Thank you."

FURNISH IT CLIENT · WHATSAPP

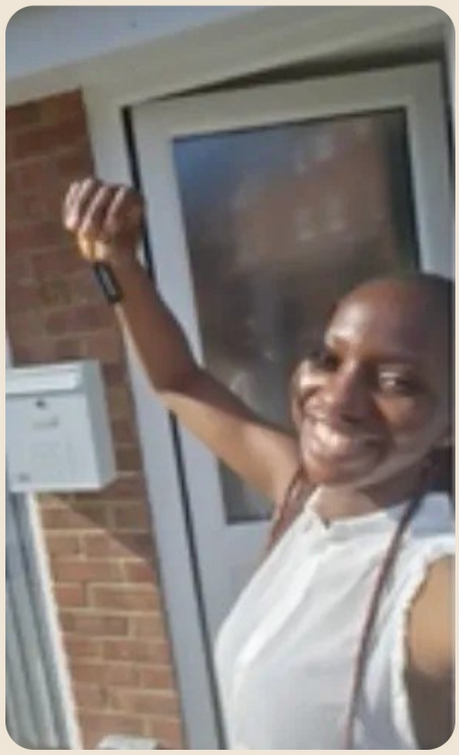
10 PROPERTIES · ONE CLIENT

Ten properties *in under a year.*

An R2SA investor came to us with a 30-minute phone call and a plan to add five properties. We worked with speed, intention and full transparency, and kept going to ten, including the months where offers fell through.

APR 2025	**30-minute consultation** Criteria agreed, offers made. First unit closed.	1/10
JUN 2025	**Two in one building** Two new SA units in the same building.	3/10
JUL 2025	**A bigger unit** A 4-bed in London for contractors, tourists and families.	4/10
AUG 2025	**A block of four** A block of 4 units closed.	8/10
NOV 2025	**Up north** A 3-bed house for the contractor market.	9/10
MAR 2026	**Number ten** Property number 10 closed, in an area pursued since late last year.	10/10





ONE INVESTOR · THREE UNITS

£4,280 profit. *He didn't lift a finger.*

A hands-off investor who raised about £25k and wanted each unit to make him £1,000 a month, fully managed. We sourced, staged and launched two units in one building, and a third is signed.

3	£15.5k	£2,700
Units, all hands-off	Revenue in one month	Booked on day one

THE BOTTOM LINE · ONE MONTH

Gross revenue · both units	£15,556.51
Rent + bills · £4,850 × 2	–£9,700.00
Cleaning · 6 × £140	–£840.00
Management fee · 5% (ZERO WUN)	–£735.83
CLIENT PROFIT	**£4,280.68**

27.5% of gross revenue, after every cost.

"Working with Khizer is like working with a genie: make a wish and he makes it happen. Perfect person to work with, especially for investors looking for hands-off investment."

APM · GOOGLE REVIEW

LIIINK.

LONG-TERM RELATIONSHIPS

Clients who *are valued.*

We value our clients and always put them at the forefront. We would rather build a long-term relationship than source one deal and go, so many of our clients come back again and again.

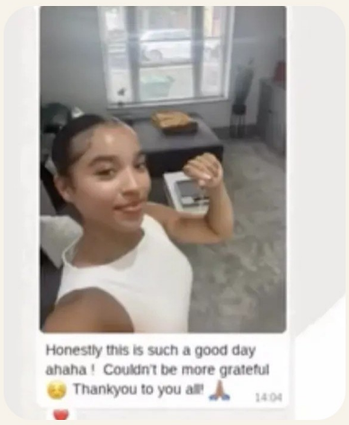


TWO PARTNERS · FIVE UNITS

One unit became five

Partners we have worked with for years. One unit became three, then two more contracts landed in one go. Their target is ten.

5	90%	£1,000+
Units sourced	Month-one occupancy	From unit one

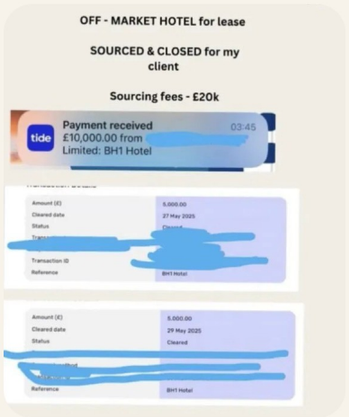


ONE BED · A YEAR ON

Still earning, a year later

A one-bed in South West London we sourced over a year ago just landed a two-month booking on Booking.com.

£10,516	≈ £4k
Two-month booking	Profit after fees, rent + bills



OFF-MARKET HOTEL

Beyond flats and houses

A hotel for lease that never hit the open market, sourced and closed for our client in May 2025.

£20k	3
Sourcing fee	Instalments: £10k + £5k + £5k

LIIINK.

KEYS COLLECTED

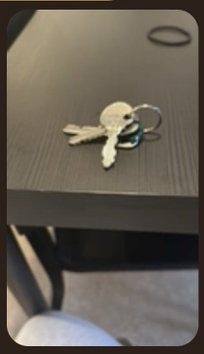
100+ sets *and counting.*

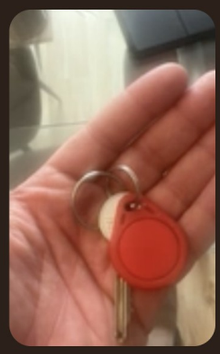
Raw photos from our clients' handovers. No stock images, no staged shoots.

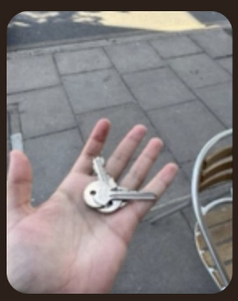


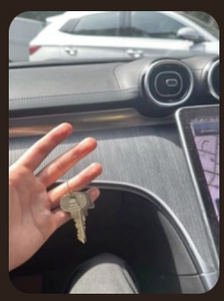




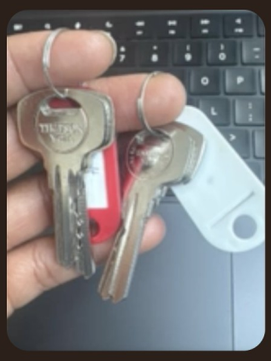
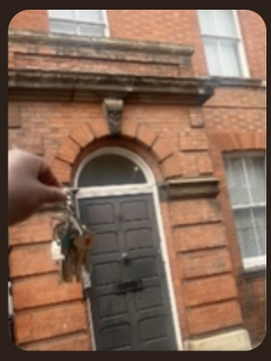






The next set could be yours.

BLOCK OF 9 · 3RD SECURED · FIRST OF MANY

50+ FIVE-STAR GOOGLE REVIEWS

In their *own words.*

★★★★★

"This is the 3rd R2R we are completing. Khizer consistently brought forward well-researched, high-quality deals that aligned perfectly with my investment goals."

ABBAS NAWAZ · GOOGLE REVIEW

★★★★★

"Working with Khizer was great. He supported me throughout the process and got my first serviced accommodation sorted in less than two weeks."

JEROME MASON · GOOGLE REVIEW

★★★★★

"The property they sourced for me was exactly the type of opportunity I was after. Great service, great communication and, most importantly, they delivered on what they promised."

HASEEB KHAN · GOOGLE REVIEW

★★★★★

"Zoe helped me source my first Airbnb unit. She did her due diligence and sourced a place with good numbers and returns. I'll definitely recommend her."

DEMOLA · FIRST-TIME R2R INVESTOR

★★★★★

"Truly reliable. Thanks to Khizer, I can finally begin my property journey with confidence!"

ZOE FAIERS · GOOGLE REVIEW

★★★★★

"Khizer has done a wonderful job at sourcing my first property. From the very beginning until I had the keys in my hand, he has been very professional and efficient."

STEFY · GOOGLE REVIEW

FOR LANDLORDS & ESTATE AGENTS

Long-term lets, *less hassle.*

OPTION 1

A 3–5 year company let

We reach out to our network of 400+ companies to see if your property suits what they are looking for. They take properties on 3–5 year leases.

OPTION 2

Managed as a short let

Our partner ZERO WUN manages your property as a short let, with a stronger revenue and profit projection than a regular AST.

WHY LANDLORDS CHOOSE LIIINK.

- ✓ Long-term company solutions that help minimise void periods
- ✓ No ongoing monthly fees, unlike a typical estate agent
- ✓ A wide and growing network of companies across the UK
- ✓ An ongoing commitment to exceptional service
- ✓ We work with speed

Renters' Rights Act

Rolling monthly tenancies make tenancy lengths unpredictable. Company let tenants look to secure long-term contracts, ideally for 2–5 years.

Referral fees

We pay referral fees for any successful referral that leads to a property being tenanted by us, paid once our tenant collects the keys.

LET YOUR PROPERTY TO US

Message us for our *landlord form.*

@liiink._

LIIINK.

SEASONAL SALES

Four sales a year. *Up to 33% off.*

Each sale runs for a few weeks with up to 33% off sourcing fees, for LIIINK. community members who have filled in the R2R form.

Winter	New Year	Spring	Summer
20 Nov – 28 Dec	28 Dec – 30 Jan	Dates on Instagram	Dates on Instagram

> *"From the very beginning until I had the keys in my hand, he has been very professional and efficient."*
>
> STEFY · CLOSED DURING THE WINTER SALE

MAKE YOUR INVESTMENT HANDS-OFF

Sourced by LIIINK. *Managed by ZERO WUN.*

Our management partner runs the listing, guests, cleans and maintenance, and every payout goes straight to your bank account.



START HERE

Let's build *your portfolio.*

Message us for more information and we will send you the right form, the catalogue or a link to book your consultation call.

AVAILABLE ON REQUEST

- ✓ **R2R investor form**
  Your budget, areas and strategy, so we can start the search
- ✓ **R2R BOOST form**
  Fast-track support for investors ready to move
- ✓ **Landlord & agent form**
  For property owners who want to let to us
- ✓ **Live deals catalogue**
  What is available now across SA, single lets, HMOs and supported living
- ✓ **Consultation call**
  London & surrounding areas, or the Midlands, North & Yorkshire

MESSAGE US

DM “INVEST” on Instagram

@liiink._

For hands-off management, ask about our partner @zerowunmgmt.

LIIINK.

“It's about building a connection.”