



I N V E S T & P A R T N E R

This enhanced strategy introduces a “Invest & Partner” model, creating a lucrative opportunity for investors to be part of large property deals without the hassle of active involvement. Here’s a detailed outline of this new strategy:

INTRODUCTION

J&J Dream Homes Ltd operates primarily out of England and Wales. We specialise in HMO’s, commercial conversions, buy to lets and Flips.

WHAT WE DO

With years of expertise in this field, we’ve helped numerous investors generate passive returns on their funds. This opportunity is perfect for busy professionals or business owners who have idle funds sitting in their company accounts but limited time to explore the complexities of property investment.

HOW WE WORK

We carefully select high-potential property deals to maximize returns. Whether it's acquiring, developing, or managing, our team ensures every step of the process is optimized to deliver outstanding results.

OUR TEAM

Our team brings expertise in property development, project management, and finance. With years of experience, we ensure projects are completed on time, within budget, and to the highest standards, delivering successful and lasting results.

CONTACT US

If you're an investor interested in exploring opportunities with us, let's schedule a call. We always have active projects available, offering you great investment options. Drop us a line on jjdreamhomesltd@gmail.com or danu@jjdreamhomes.com



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OVERVIEW OF THE "LEND & PARTNER" STRATEGY

01

- Goal: Investors provide all upfront costs (deposit, purchase, surveys, architect fees, etc.) for acquiring and converting a property into an HMO (House in Multiple Occupations).
 - Structure: A Special Purpose Vehicle (SPV) company will be created for each project, where both the investor and the property developer are directors.
 - Investor's Role: Bring the financial capital required for the deal.
 - Property Developer's Role: Handle all project-related activities, from deal sourcing to project management.
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KEY FEATURES

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- Equity Participation: The investor receives a 50% equity share in the project through the SPV.
 - Rental Income Split: Post-HMO conversion, the rental income is split 50/50 between the investor and the Property Developer.
 - First-Year Rental Guarantee: Until the investor recoups their initial investment, 100% of the rental income will go to the investor to ensure full recovery of their capital.
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BENEFITS TO INVESTORS

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- Equity Ownership: Gain a share in the property's capital appreciation and future refinancing potential.
 - Share of Rent Cashflow: Initially, investors recover their funds through rental income, ensuring full recoupment.
 - Hands-Free Investment: The Property Developer handles all aspects of the deal: property acquisition, legalities, project management, and more.
 - Experience Without Expertise: Access large-scale property deals without prior knowledge, a network, or a power team.
 - Infinite ROI: Once the investor's capital is fully recovered, all ongoing returns (rental income and equity) become infinite.
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HOW IT WORKS

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- HMO Conversion: Property is converted into an HMO, significantly increasing its value and rental yield.
- SPV Formation: An SPV company is established for each project. Both the investor and the Property Developer become directors.
- Equity Stake: The investor retains a 50% share in the SPV, ensuring long-term benefits from appreciation and cash flow.
- Investor Contribution: The investor funds all upfront costs:
 - Deposit and Purchase Costs
 - Surveys, Architect Fees, and Consultant Costs
 - Any additional upfront costs related to the deal.
- Property Developer Responsibilities:
 - Identify and source the property.
 - Conduct due diligence and deal analysis.
 - Manage legalities with solicitors.
 - Hire contractors and oversee project management.
 - Secure additional private financing, if required.
 - Work with lenders to secure the best refinancing options post-HMO conversion.

INVESTOR ROLE AND INVOLVEMENT 08

- Passive Involvement: Investors do not need to manage day-to-day operations or deal with contractors, solicitors, or lenders.
- Active Learning Opportunity: Optional participation in walkthroughs, updates, and strategy sessions to better understand the process.
- Control Through SPV: As a director in the SPV, the investor retains legal and financial oversight of the project.

PROPERTY DEVELOPER ROLE AND RESPONSIBILITIES 09

- Deal Sourcing: Identifying high-potential properties and negotiating acquisitions.
- Finding a Deal: Depending on your budget, we will find a project that suits your investment amount.
- Project Execution: Managing refurbishments, schedules, and budgets.
- Due Diligence: Conducting thorough market and financial analysis to ensure profitability.



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- Team Management: Coordinating with solicitors, contractors, and private financiers to complete the project.
- Refinancing: Securing optimal refinancing terms based on GDV to maximize returns.

TARGET INVESTOR PROFILE 10

- Individuals seeking equity-based opportunities with moderate risk exposure.
- Investors willing to contribute £70,000 or more toward upfront project costs.
- Those looking for hands-off investments with significant long-term returns.

9. LEGAL AND FINANCIAL SAFEGUARDS 10

- SPV Structure: Ensures transparency and accountability.
- Capital Security: The investor's capital is tied directly to the property and backed by the SPV's assets.
- Due Diligence: Investors are encouraged to conduct independent reviews of the SPV agreements and deal terms.

10. WHY THIS IS LUCRATIVE FOR NEW INVESTORS 10

- Lower Entry Barrier: Gain access to high-value deals without needing a network, experience, or large initial capital for full property purchase.
- Full Capital Recovery: A structured plan ensures investors recover their funds before enjoying infinite returns.
- Hands-Free Management: The Property Developer's experience and established team handle all aspects of the deal.
- Learning Opportunity: Investors can observe and learn about property development while building a long-term income stream.



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OUR RECENT PROJCECTS



HMO- Stonehill Road, Derby



HMO- Curzon Street, Derby



HMO- Victory Road, Derby



FLIP- Wood Lane, Isleworth



FLIP- Syon Lane, Isleworth



FLIP- Trevor Close, Isleworth



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