



J&J
DREAM HOMES

LEND & LEARN

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

jjdreamhomes.com

OVERVIEW OF THE "LEND & LEARN" STRATEGY 01

- Investors provide short-term loans to fund property purchases and developments.
- Gain first-hand property market experience by observing how funds are utilised.
- Opportunity to learn the ins and outs of property investment without immediate property ownership.

BENEFITS TO INVESTORS 02

- Fixed Return on Investment (ROI): Investors receive an agreed-upon return, often higher than standard savings rates in banks.
- Hands-On Learning: Access to real-time updates on the project, market insights, and strategies used in property development.
- Low Risk: Whether you are investing £20k or £1m, investors would be explained a clear exit strategy so that they would feel confident in
- Investing: Any profits would be taken after the loans to the investors are cleared.
- No Property Management: Enjoy returns without the responsibilities of being a landlord or managing a property directly.

HOW IT WORKS 03

- Investors provide capital, which is used for property acquisitions or refurbishments.
- In exchange, they receive a fixed interest rate over an agreed term, usually 6-12 months.
- The project developer manages the property and provides regular updates, so investors can learn about project milestones, challenges, and outcomes.

EXIT STRATEGY 04

- Investors are repaid at the end of the loan term, along with their interest, either from property sale proceeds or refinancing.
- Clear timelines and a defined exit plan help ensure timely returns.



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INVESTOR ROLE AND INVOLVEMENT 05

- While the primary role is lending, investors can choose to participate in learning sessions or property walkthroughs to better understand the process.
- Educational resources, workshops, or mentorship opportunities are available.

ELIGIBILITY AND MINIMUM INVESTMENT 06

- Typical minimum investment amounts vary (e.g., £20,000 - £1,000,000).
- Suitable for investors looking for moderate risk exposure with a secured return.

LEGAL AND FINANCIAL SAFEGUARDS 07

- An assured return would be offered whether the developer makes a profit or not, the investor gets their money back with assured interest, just like they would with a bank. Secured by legal paperwork overseen by an experienced solicitor.

POTENTIAL FOR FUTURE PROPERTY INVESTMENTS 08

- As investors grow their knowledge, they may feel more confident in pursuing full property investments or joint ventures.
- "Lend & Learn" can serve as a stepping stone to more active participation in the property market.
- This strategy combines financial returns with a valuable learning experience, allowing investors to diversify their portfolios while gaining knowledge of the property market.
- As a sophisticated investor, we would need your supporting documents.
 - Proof of Address
 - Passport
 - 6 months' bank statements for AML checks
 - A signed loan agreement.



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9. WHAT YOU GET IN THE LEND AND 09 LEARN INVESTMENT

- Finding an investment area that works for you
- How to carry out deal analysis
- How to make offers and negotiate with agents
- How to save money on refurb
- How to build a Power Team
- Structuring builder Contracts / JCT Contracts
- Preparing a Schedule of works
- Deciding the right specification for the right area
- How to Add Value
- Getting the best rate on management fee
- Choosing the right letting agent for your investment
- Achieving the highest rents in your area
- When to start the refinance process and build your pipeline for your next deal
- Schedule of works sheet, supplier list, refurb cost sheet, plus extra documents

10. PROCESS

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- 1-2-1 calls
 - Weekly video updates on projects or site visits.
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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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