



J&J

DREAM HOMES

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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

Investing in property, particularly in converting a standard property into a House of Multiple Occupations (HMO), offers significant returns when done correctly. However, the process can be complex and time-intensive for many first-time investors.

At JJ Dreamhomes, we specialise in taking the hassle out of property investment. We provide end-to-end project management services that allow you, the investor, to focus on funding your investment while leaving the intricate details and day-to-day management to us.
line of this new strategy:

CHALLENGES FACED BY FIRST-TIME PROPERTY INVESTORS

Many investors face the following challenges when undertaking an HMO conversion:

- Lack of experience with the HMO application and licensing process.
- Limited knowledge of legalities and compliance requirements.
- No time to oversee the project or liaise with contractors, builders, and banks.
- Inability to maximise gross development value (GDV) and rental returns due to limited local market expertise.
- Difficulty in designing a property that meets tenant demand and ensures top-tier rental yields.

OUR TURNKEY PROJECT MANAGEMENT SOLUTION

We offer a comprehensive service that addresses every aspect of your HMO conversion, including:

1. *Deal Sourcing and Due Diligence*

- We identify and present the best property opportunities in key areas such as Derby, Northampton, and Milton Keynes.
- Conduct thorough due diligence to ensure strong investment potential and high GDV.

2. *Financing and Development Lending*

- Assist in securing funding for the property's purchase and development.
- Structure development loans, including our project management fees, to minimise upfront costs.



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3. *Planning, Design, and Licensing*

- Manage the entire HMO application process, including planning permission and licensing.
- Work with our in-house design team to create interiors that attract high-paying tenants.
- Ensure full compliance with legal and safety regulations.

4. *Build Management and Contractor Liaison*

- Oversee contractors and builders to ensure timely and high-quality completion of the project.
- Manage the development process in stages, ensuring seamless drawdowns from the bank.

5. *Maximizing GDV and Rental Returns*

- Ensure the final property achieves the highest possible GDV.
- Utilize our expertise in the local market to design and develop properties that command premium rental rates.

6. *Lettings Support*

- Connect you with the best letting agents in the area to ensure strong rental yields and full occupancy.

YOUR INVESTMENT, OUR EXPERTISE

With our services, you own the property entirely in your name while benefiting from our extensive experience and local market knowledge. By hiring us, you gain access to:

- Expert project management.
- Stress-free property conversion.
- Guaranteed high returns on your investment.

FEE STRUCTURE

Our project management fees are 10% + VAT of the total development cost. For example:

- Development Cost: £100,000
- Project Management Fee: £10,000 + VAT



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PROJECT MANAGEMENT

HOW FEES ARE PAID

To make this process investor-friendly:

- Our fees are included in the development cost and covered through the development loan.
- Payment is staged across drawdowns, minimising the need for out-of-pocket expenses.

This structure ensures that the bank funds the entire development project, including our fees, leaving you with no additional financial burden.

WHY CHOOSE US?

- Proven Track Record: Extensive experience in HMO development across Derby, Northampton, and Milton Keynes.
 - Local Expertise: Deep understanding of tenant needs and market trends to maximize rental yields.
 - End-to-End Service: From sourcing the deal to handing over a fully cash-flowing asset, we handle it all.
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NEXT STEPS

Let us help you turn your property investment into a high-yielding HMO with minimal hassle. Contact us today to discuss your goals and get started on your first deal.



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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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UNDERTAKE A FULLY INFORMED DECISION TO INVEST ONLY WHEN FULLY SATISFIED OF ALL THE ABOVE OF THE LEGALLY BINDING CONTRACTUAL RELATIONSHIP AND ONLY TO INVEST OR LEND WITHOUT ANY SIGNIFICANT IMPACT ON OVERALL FINANCIAL POSITION OR COMMITMENTS AND THAT THE FUNDS ARE YOUR OWN AND UNENCUMBERED BY ANY THIRD-PARTY INTERESTS.

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