

JL PROPERTY SOLUTIONS LTD

AN INVESTMENT OVERVIEW



Prepared & Presented By
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Director(s), JL Property Solutions Ltd

A QUICK INTRO

WHAT WE DO

We are two successful property investors based in the Midlands with a diverse portfolio of residential properties in the UK. We have been consistently profitable in the property market for over 10 years, combining different purchase and exit strategies to grow both our capital and our cashflow. We have been involved in numerous transactions, using all streams of lending. We use our own capital, institutional lending, but also use private funds to give people a better return than the banks can offer.

WHERE CAN YOU FIND US?



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WHAT IS OUR MISSION STATEMENT?

- Bring older housing stock back into current use to satisfy the highest demand ever seen in the UK.
- Provide additional employment opportunities for local trades and industry.
 - Provide quality, affordable rental housing to local families.
- Create win-win deals for all parties involved in the investment chain.

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THE HEADLINE INFORMATION

INVEST WITH US OR THE BANK - WHAT DOES IT MEAN?

At a time when savers are getting below average returns from the banks, we have become an option for private lenders to get a much greater outcome. Investing with us is like Peer-to-Peer lending, or locking your money in an "ISA", except the interest rate is much higher. Using our extensive property knowledge, and ability to buy at some of the best prices in the market, as well as utilising the strength of our team and experience to build out the project, we can far outperform most available consumer investments. We have investors that have worked with us for a number of years for exactly that reason.

CURRENT HIGH STREET
SAVINGS/CURRENT
ACCOUNT RATES

0 - 3%

JL PROPERTY SOLUTIONS
ASSET-BACKED
INVESTMENTS

6 - 8%

OUR APPROACH THAT CREATES THE BENEFIT

-  By making funds available and for short periods of time a much better return can be made investing in property.
-  An investment strategy based around buying Below Market Value (BMV) and adding value through refurbishment/development & releasing equity at new higher value through finance or sale.
-  Main investment areas are South Wales and the West Midlands, two growth areas even in recent slow market conditions - but also invest nationally.
-  With traditional saving accounts producing record low returns, we believe that now is an ideal time to be investing in property.
-  We look for minimum investments of £25,000 with loan lengths of between 1-5 years (longer available on request)

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INVESTMENT OPTIONS AND YOUR RETURNS

THE OPTIONS

Choices of investment offers are available to suit different styles of investment.

1. Invest and receive a 6% return with interest paid monthly plus capital investment repaid on maturity.
2. Invest for 1 year and receive an 8% return with capital and interest paid on maturity.

Option to reinvest for a subsequent period. Investments for shorter periods can be accommodated on a pro-rata basis. Generally the process is to buy with investor cash, refurbish and refinance to new market value as soon as is viable (to a maximum of 12 months)



- ⇒ MINIMUM INVESTMENT £25,000
- ⇒ SHORT AND LONG TERM LENDING OPTIONS AVAILABLE SUBJECT TO QUALIFICATION
- ⇒ REFERENCES AVAILABLE ON REQUEST

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MORE ABOUT US

OUR EXPERIENCE



Public Speaking

Both of us have paid experience of public speaking, sharing our experience of property investing with students and other investors.



Property Trading

Prior to becoming landlords, we oversaw the purchase, renovation and sale of 4 properties between 2013 and 2018 with a net profit of over £150,000.



Rental Property

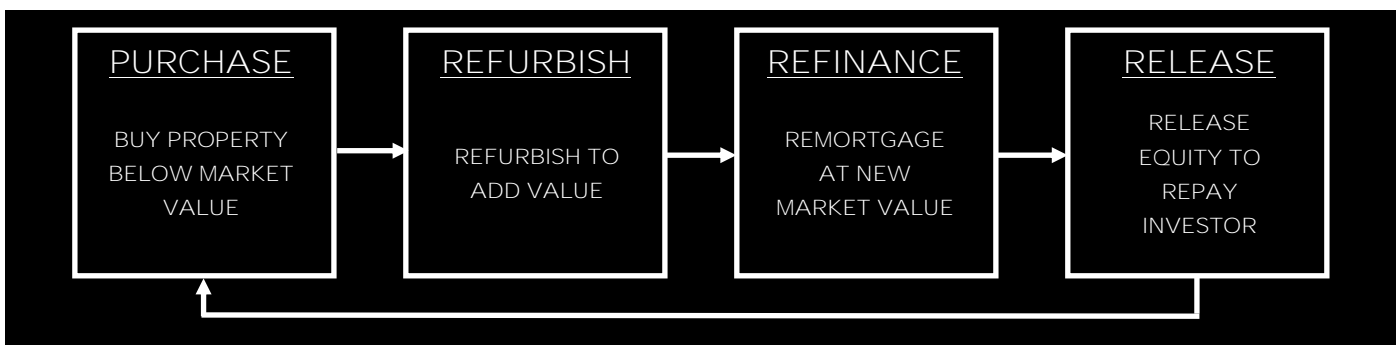
Having purchased our first investment property in 2017 we have since built a diverse portfolio of Buy-to-Let, HMO, Flip, Assisted Sale and Lease Option properties in the residential sector worth over £1.5million.



Investment

We have helped multiple investors achieve levels of interest that they cannot find anywhere else through short term private lending against investment property, whilst offering them the best security for their money available (references available).

OUR STRATEGY



OUR PAST PROJECTS



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PORTFOLIO OVERVIEW: PAST PROJECTS

DEAN COTTAGE

Refurbish and sell a barn conversion

REDDITCH

STRATEGY - FLIP

PRIVATE INVESTOR INPUT

£55,000

INTEREST PERIOD

12 MONTHS

PURCHASE PRICE

SALE PRICE

PROFIT MADE

INTEREST EARNED

£200,000

£268,000

£55,500

£3,300

HARLEY STREET

Convert a 2-bed terraced to 5-bed HMO

COVENTRY

STRATEGY - HMO

PRIVATE INVESTOR INPUT

£100,000

INTEREST PERIOD

12 MONTHS

PURCHASE PRICE

REFINANCE PRICE

RENTAL INCOME
PA

INTEREST EARNED

£139,000

£275,000

£26,250

£8,000

BRYNTEG

Refurbish a 3-bed terraced property for rental

MERTHYR TYDFIL

STRATEGY - BTL

PRIVATE INVESTOR INPUT

£25,000

INTEREST PERIOD

12 MONTHS

PURCHASE PRICE

REFINANCE PRICE

RENTAL INCOME
PA

INTEREST EARNED

£61,000

£110,000

£5,700

£2,000

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INTERESTED?

GET IN TOUCH

If you want to see more of what we are doing in the property market please follow our social media.

If you are serious about investment and want to discuss investing with us in more detail then get in touch now.



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VISIT OUR WEBSITE
www.jlpropertysolutions.com

FOLLOW US ON SOCIAL MEDIA