



HJ COLLECTION 2

TRACK RECORD

HJ C2

Introduction

TRACK RECORD

HJ Collection comprises of a wealth of experience with multiple contractors and developers. Our track record shows success with joint ventures, construction projects and lending facilities with Build-to-Rent and Permitted Development business models.



Conversion to 63 one, and two-bed apartments under Permitted Development rights.

Purchase price	£1,740,000
Development costs	£2,000,000
Total	£3,740,000
Residential income	£333,780 pa
Valuation (8% yield)	£5,500,000
Uplift	47%



A multi-storey residential block in the central retail zone with 113 apartments.

Purchase price	£1,900,000
Development costs	£4,000,000
Total	£5,900,000
Residential income	£675,740 pa
Valuation (8% yield)	£8,500,000
Uplift	43%



Conversion to 14 one-bedroom apartments under Permitted Development rights.

Purchase price	£670,000
Development costs	£420,000
Total	£1,100,000
Residential income	£110,020 pa
Valuation (8% yield)	£1,400,000
Uplift	22%



Conversion to 19 new one-bed apartments and commercial units under Permitted Development rights.

Purchase price	£850,000
Development costs	£550,000
Total	£1,400,000
Residential income	£172,095 pa
Valuation (8% yield)	£2,200,000
Uplift	57%



Conversion to 2 commercial properties and 7 flats under Permitted Development rights.

Purchase price	£475,000
Development costs	£498,000
Total	£1,100,000
Residential income	£62,400 pa
Valuation (8% yield)	£1,530,000
Uplift	36%



A former mill to residential conversion with 24 one-bedroom, 90 two-bedroom & 10 three-bedroom apartments.

Purchase price	£1,700,000
Development costs	£6,200,000
Total	£7,900,000
Residential income	£1,024,800 pa
Uplift	62%



A commercial to residential conversion via full planning permission creating 65 one-bedroom & two-bedroom apartments.

Purchase price	£1,250,000
Development costs	£2,275,000
Total	£3,525,000
Residential income	£456,300 pa
Uplift	61%



Creation of 39 one-bedroom apartments and studios in the Coachman Hotel building.

Purchase price	£390,000
Development costs	£1,365,000
Total	£1,755,000
Residential income	£273,780 pa
Uplift	96%



Conversion to 66 self-contained apartments with car parking under full planning permission.

Purchase price	£850,000
Development costs	£2,640,000
Total	£3,490,000
Residential income	£429,000 pa
Valuation (8% yield)	£5,362,500
Uplift	54%



Conversion to 62 self-contained apartments under Permitted Development rights.

Purchase price	£600,000
Development costs	£2,108,000
Total	£2,708,000
Residential income	£483,600 pa
Valuation (8% yield)	£6,045,000
Uplift	123%



Conversion to 16 self-contained apartments under full planning permission.

Purchase price	£900,000
Development costs	£480,000
Total	£1,380,000
Residential income	£112,320 pa
Commercial income	£50,000
Valuation (8% yield)	£2,029,000
Uplift	47%



Conversion to 29 self-contained apartments under Permitted Development rights.

Purchase price	£370,000
Development costs	£928,000
Total	£1,298,000
Residential income	£188,500 pa
Valuation (8% yield)	£2,356,250
Uplift	82%



Conversion to 81 self-contained apartments under full planning permission; ground floor retained as a commercial unit.

Purchase price	£850,000
Development costs	£2,592,000
Total	£3,442,000
Residential income	£589,680 pa
Commercial income	£30,000
Valuation (8% yield)	£7,746,000
Uplift	125%

We want to take the time to understand you and your investment needs.

If you would like to discuss any of the investment opportunities we introduce, we are on hand to answer any questions you may have.

— HJ — COLLECTION

PROFESSIONAL DEVELOPER & PROPERTY BOND PORTFOLIO

