



HJ COLLECTION 4

# COMPANY PROFILE

A PROFESSIONALLY MANAGED PROPERTY BOND  
PORTFOLIO OFFERING UP TO 17% PA

HJ C 4



# WHY HJ COLLECTION?

HJ Collection is a fast-growing, nationwide property developer which specialises in leveraging Permitted Development Rights to transform unloved commercial buildings into sought-after residential developments within tier 2 and 3 cities across the UK.

Established in 2019 with a clear vision to help the UK overcome its housing crisis, HJ Collection has since evolved into a reputable and dependable property developer with a proven track record of success.

Having honed a specialist niche in sourcing and developing sites in areas often undergoing extensive regeneration, HJ Collection has successfully been involved with over 650 residential units – delivering sustainable, efficient, and affordable quality living accommodation, while providing above-average returns to High-Net-Worth [HNW] and Sophisticated investors.

Now boasting an impressive GDV in excess of £80 million, HJ Collection is on an exciting trajectory for growth, underpinned by its experienced team of property acquisition, investment, and construction specialists.



Unlike competing property developers, HJ Collection has established its own in-house turnkey solution – from the initial research and acquisition of a development site, through to the completion and refinance, rental, or sale.

This means that we not only have full control over the process from start to finish, but that we can also ensure each acquired site has unrivalled potential, is built to our own quality standards, and successfully delivers above-average returns to our investors.



# WORDS FROM OUR CEO: REECE MENNIE

With recent changes to the regulations and tax treatments surrounding buy-to-let investments, we believe that property-backed Loan Notes are the smarter alternative opportunity.

Our development skill set combined with the knowledge from two previous successful raises allows us to offer investors above-average returns with the security of 'bricks and mortar', without them having to maintain a property or worry about occupancy.

HJ Collection brings additional innovation with extensive experience in Government schemes such as Permitted Development Rights and a focus on sustainable 'green' living.

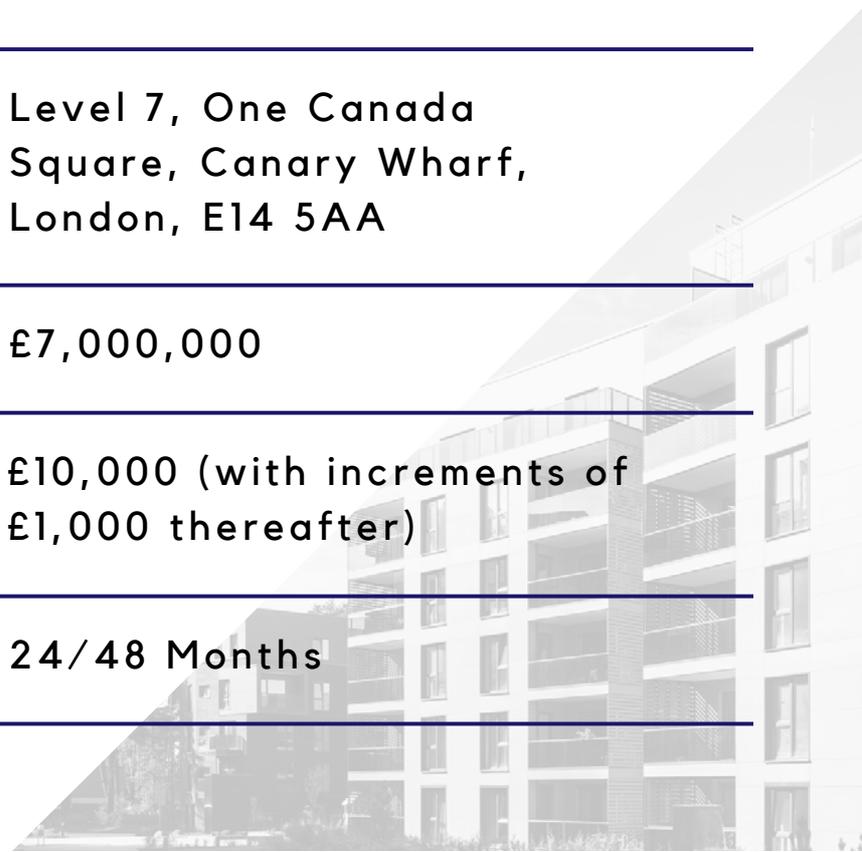
As I'm sure you can appreciate, we are excited about this proven approach to what is already an attractive and convenient route to healthy returns from the UK property sector.



# FACT SHEET

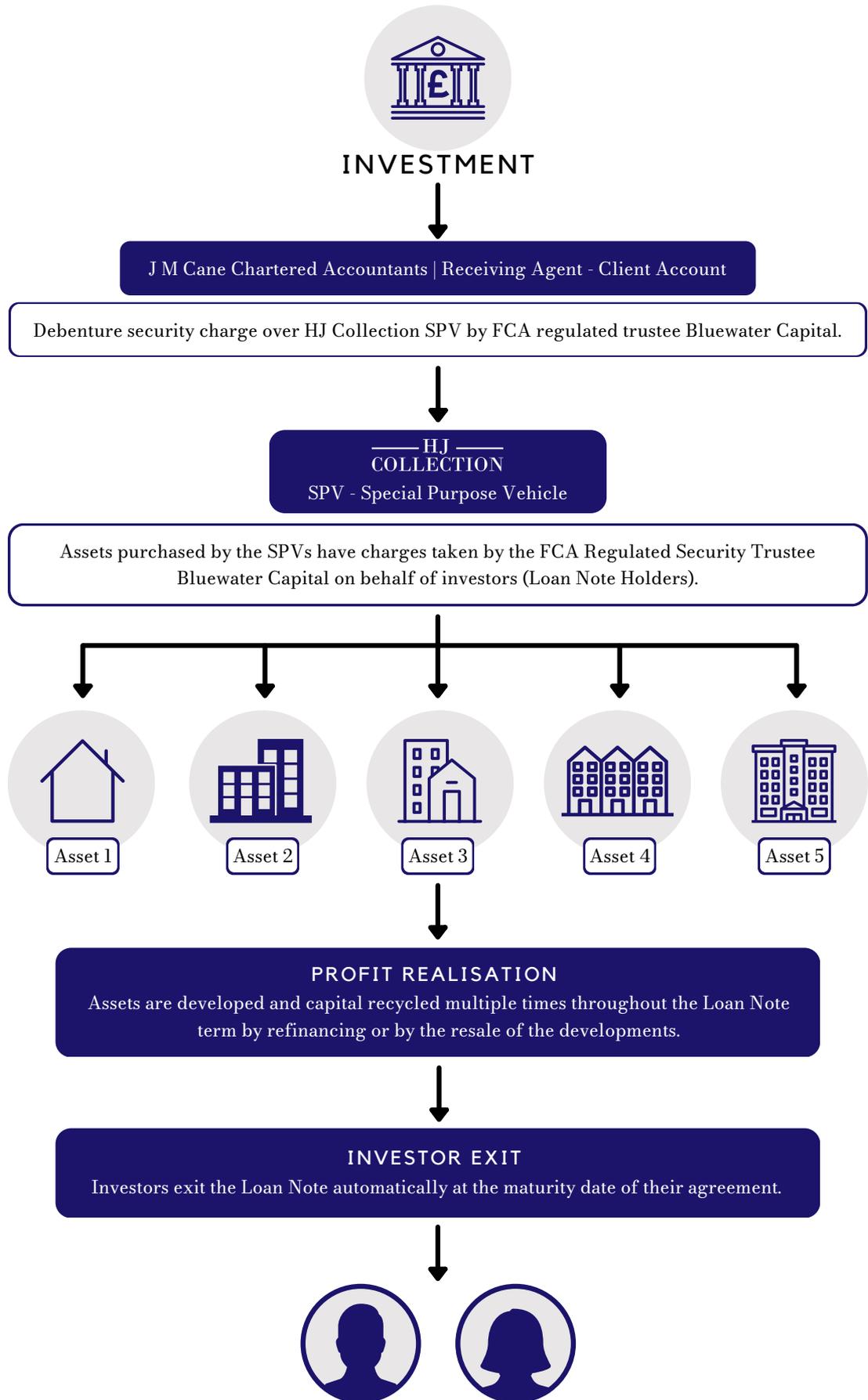
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Loan Note:	HJ Collection 4 Ltd
Company Number:	14345835
Registered Address:	One Oaks Court, Warwick Road, Borehamwood, England, WD6 1GS
Specialties:	Creating quality homes from existing buildings in regeneration areas.
Development Areas:	Nationwide
Head Office:	Level 7, One Canada Square, Canary Wharf, London, E14 5AA
Loan Note Size:	£7,000,000
Minimum Investment:	£10,000 (with increments of £1,000 thereafter)
Timeframe:	24/48 Months



Interest Rates:	Income- 11%pa Paid Annual Yr1 11%pa Paid Bi-Annual Yr2 Growth- 2-Year: 11%pa + 4% at Maturity 4-Year: 11%pa + 24% at Maturity
Welcome Pack:	Issued within 30 days
Security:	Security via mix of legal charges & debenture over SPV
Security Trustee:	Bluewater Capital & Compliance, with the trading name of Blue Water Capital Ltd is authorised and regulated by the FCA, FRN: 789335
Security Trustee Address:	53 Calthorpe Road, Edgbaston, Birmingham, B15 1TH
Company Number:	10870130
Transferability:	Non-transferable
Currency Accepted:	GBP Sterling, US Dollars & Euros
Country of Development:	UK
Development Projects Identified:	Yes
Development Projects Secured:	Yes

HJ COLLECTION SCHEMATICS





Developing SPACES into  
dynamic PLACES





# — HJ — COLLECTION

PROFESSIONAL DEVELOPER

