



HJ COLLECTION 2

# TRACK RECORD

A PROFESSIONALLY MANAGED PROPERTY BOND  
PORTFOLIO OFFERING UP TO 11% PA

HJ C 2



*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.



Once completed, the 13-storey building will contain 220 apartments, 152 one-bed flats and 68 two-beds.

Purchase price	£3,750,000
Development costs	£18,000,000
Total	£21,750,000
Valuation	£27,250,000
Uplift	25.3%



151 units, 149 being one-bedroom units and 2 will be two-bedroom units in the heart of the city's Museum Quarter of Hull.

Purchase price	£2,260,000
Development costs	£6,640,000
Total	£9,260,000
Valuation	£15,400,000
Uplift	61%



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	£8,500,000
Uplift	43%



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	£5,500,000
Uplift	47%



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%



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 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%



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%



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%



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%



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%



# — HJ — COLLECTION

PROFESSIONAL DEVELOPER & PROPERTY BOND PORTFOLIO

