

# NEWSLETTER



It was in the making for many years, finally, It was Feb 2013, the first property was secured by JDC.

It was not an easy journey at all, but when I look back and reflect, it was worth and enjoyed the ride.

One thing was constant we thank the good God for all the surprises, challenges, fun, people we connected with, and value we added and with each passing day, we had clarity of our purpose and mission.

I like to take this opportunity to thank all the stakeholders, power team and investors who trusted us and associated with us in this journey. It could not have been possible without you!

Thank you to my family, who supported me with this crazy journey of property entrepreneurship and I promise this is going to be even more fun!

## BETHEL PROPERTY HUMBER AVENUE, CV1



Project Humber Avenue is now in its second month and on track with the schedule. The timber work is now completed, which separates all the rooms, bathroom, staircase, dormer. The damp proofing, electric wiring, gas pipes, installation will take place in the upcoming weeks, followed by plaster boarding. The development team is working hard to complete the project by mid Q2.

We are inviting investors to be a part of this project and enjoy high returns on their investment. For more details and investor pack please contact Mr Robin ([robin@bethelproperty.co.uk](mailto:robin@bethelproperty.co.uk)).



# NEWSLETTER

## EDDIES PROPERTIES SWAN LANE, CV2



The project Swan Lane is now officially completed. We are happy to share a glimpse of the finished project. Soon we will be sharing the still photos and videos on our social media channel.

We are in the process of submitting HMO licence and working with our property management team to welcome professional tenants, who will be calling Swan Lane their home.

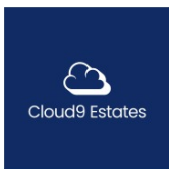
We are thankful to our investors for their trust and support and we look forward working together in many more successful projects.





# NEWSLETTER

## EDDIES PROPERTIES MALBOROUGH ROAD, CV4



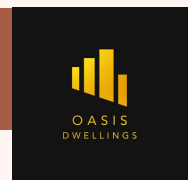
**MEMORANDUM OF SALE**

Agent: Cloud9 Estate Agents Ltd Walsgrave Road Coventry Warwickshire CV2	Date: 21st February 2023 Property Ref: 26930
Property Address: Marlborough Road, Stoke, Coventry, West Midlands, CV2	
Vendor(s): Mr Mrs Surinder Kaur Gill	Purchaser(s): EDDIES PROPERTIES UK LIMITED
Vendor's Solicitor: Mander Hadley 39-41 Warwick Road Kenilworth CV8 1HN Tel: 024 7663 1212 Fax: For the attention of Marcella Smith	Purchaser's Solicitor: Blacks Solicitors LLP City Point 29 King Street Leeds LS1 2HL Tel: 02031468409 Fax: For the attention of Awaiting Case Handler
Sale Price: £190,000	
Subject To: contract, survey and mortgage	
Other Information:	

As we know at Eddies properties we have successfully completed project Swan Lane and we are happy to inform we have secured the next development project Malborough Street. We are in the process of completing all the paper work and soon we will exchange the contracts.

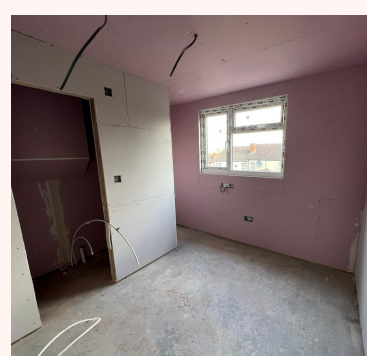
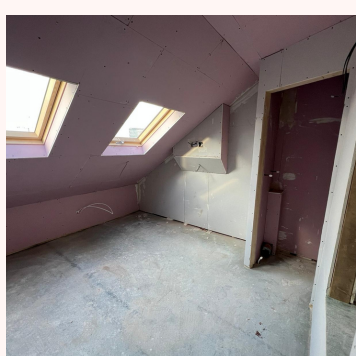
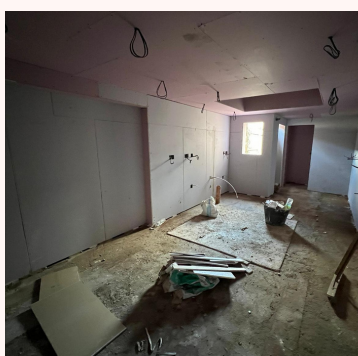
We are inviting investors to enjoy better returns on their hard earned money by investing into Eddies Properties. For the investor pack please contact Mr Bejoy Mathew ([info@eddiessproperties.co.uk](mailto:info@eddiessproperties.co.uk)).

## OASIS DWELLINGS AUGUSTUS RD, CV1



Project Augustus' work is swiftly progressing and has successfully completed stage 3 and 4. The timber work, concrete and extension is now completed. Electric wiring, switches and gas pipes are installed. Plaster boarding is completed. The skimming work is scheduled to take place in the upcoming weeks followed by bathroom tiling. We are aiming to complete this development by end of Q1, so we can invite the tenants to move in from April 2023 onwards.

Massive opportunity for investors to get involved for a better return. For more information contact Mr Maziano Dores Guedes and Ms Joelina Jeanette Guedes: [info@oasisdwellings.co.uk](mailto:info@oasisdwellings.co.uk).



# NEWSLETTER

## ANGEL VILLA PROPERTIES LOWNDES STREET, PRI



**PlanningPortal**

**This is a reference copy of a draft online application from www.planningportal.co.uk. It is not valid for submission to a Local Planning Authority.**

Application for Planning Permission  
Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites  
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**Site Location**  
Disclaimer: We can only make recommendations based on the answers given in the questions.  
If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number:

Suffix:

Property Name:

Address Line 1:

Address Line 2:

Address Line 3:

Town/city:

Postcode:

PR1:

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text"/>	<input type="text"/>
353192	430776
Description: <input type="text"/>	

Project Lowndes street has now moved into the next stage. We have successfully submitted application for planning permission. This process was supported by our architect and planning consultant. Most of the Preston area has article 4, hence any changes to be made to the existing property needs to go through a full planning application. On approval, we will transfer the two bed terraced house into a four bed en-suite HMO.

We are inviting investors with the opportunity to enjoy high returns from this project. For more details please contact Mr Soji ([info@angelvilla.co.uk](mailto:info@angelvilla.co.uk)).

## GITARI PROPERTY SHIELD

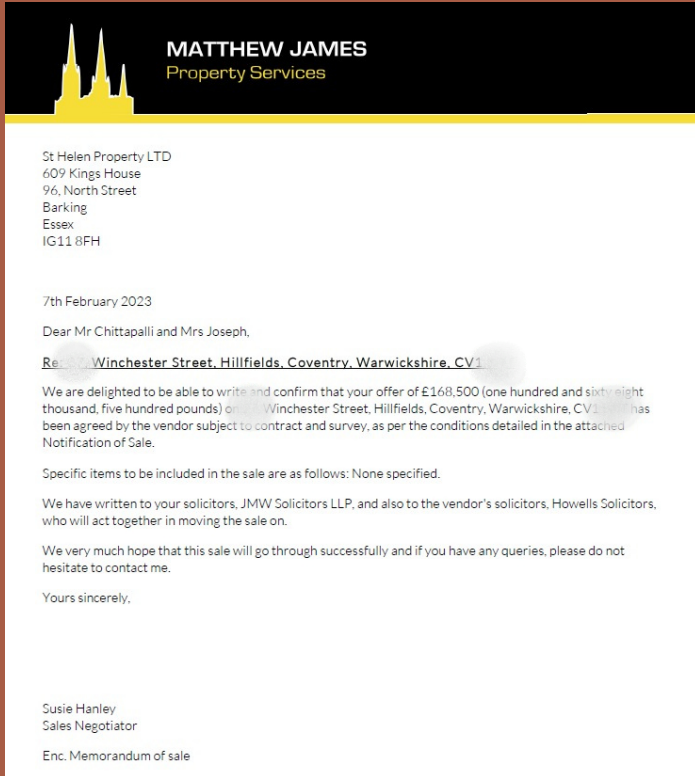


Mark recently visited Rotherham to view properties with a potential to develop and add value. He was able to connect with estate agents and home owners. Mark spent a whole day viewing several properties, which was a good learning experience. We are in a process of securing a development project in Q1.

# NEWSLETTER

## ST HELEN PROPERTY

WINCHESTER STREET, CV1



Project Winchester Street is the fifth project we will be starting soon on the same street. This development is the result of our previous successful projects on the same street. This project is in a prime location, walking distance from the city centre, university, train station and all local amenities.

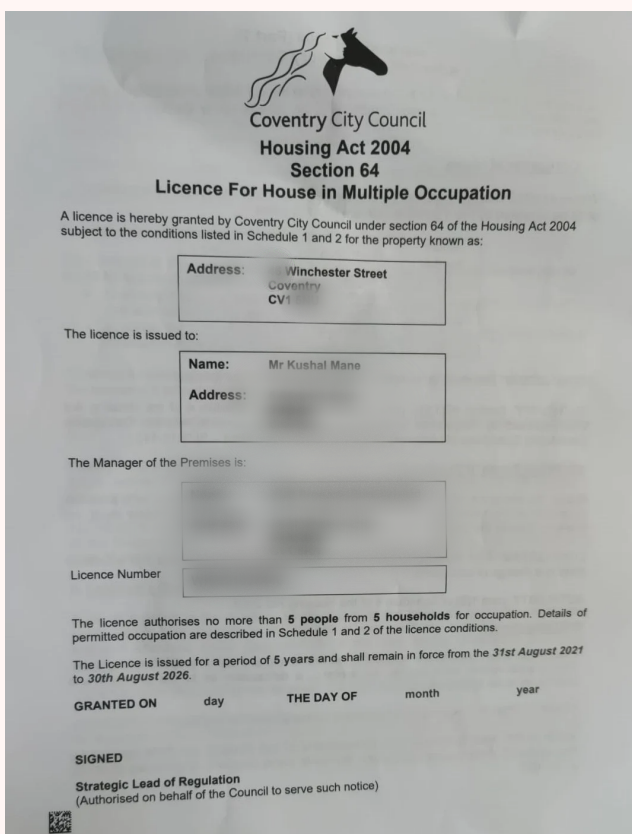
This project is a two bedroom house which will be transformed in to a 5 bedroom HMO ensuite.

The project is now available for investors, massive opportunity for investors to secure a better return on their investment.

For more information and investor pack contact  
Jitto@jdcholdings.co.uk.

## KJ VATSU COVENTRY

WINCHESTER STREET, CV1



Project Winchester Street recently had the inspection by the council. The inspection was supported by Kushal and was completed successfully. Following to the inspection we are happy to share the project has secured a 5 year HMO license. This is a massive milestone for project Winchester Street.

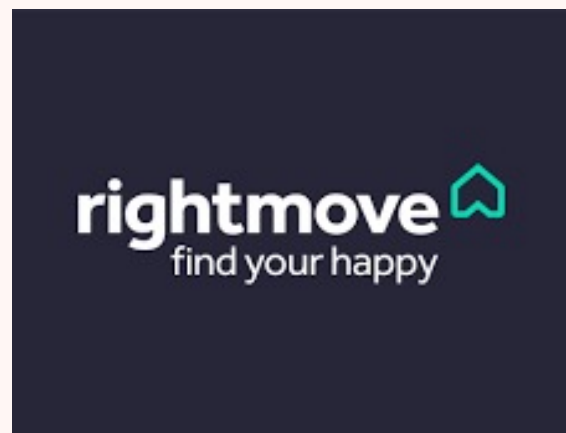
We also learned the changes needed in our future projects and we have already started to implement these recommendations across all our development projects.

Receiving the 5 year HMO license from the council marks the final milestone of the project.

# NEWSLETTER

## PROPERTY MARKET NEWS

The average price of property coming to the market remained broadly unchanged this month, as demand continued to improve, and sellers become more realistic about their pricing, according to Rightmove. This is the smallest-ever increase from January to February and a sign that more sellers are heeding their agents' advice to price the right first time. The average asking price of newly listed property increased this month by £14 compared with January, to take the median price to £362,452.



Rental Supply Crisis Worsens as Landlords Face Growing Mortgage Costs: The Bank of England has forecast that by the end of the year, monthly repayments for buy-to-let landlords are expected to rise on average by around £175. It has warned that a fifth of landlords with such a mortgage will face increases of over £300. The NRLA is calling on the Government to accept its call, and that of the cross-party Levelling Up, Housing and Communities Select Committee, for a review of the impact of recent tax rises on the sector to boost the supply of properties to rent. The Committee rightly concludes that "landlords with small portfolios are currently critical to the provision of private rented accommodation." It argues that a tax review of this kind should "make it more financially attractive to smaller landlords."

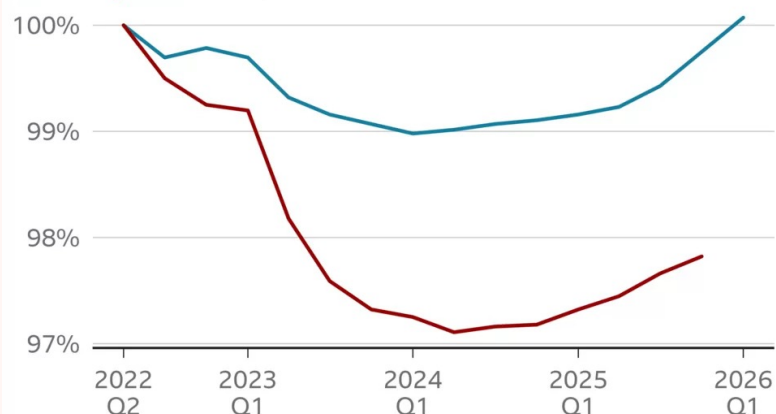


UK Mortgages Set for Slowest Year Since 2011 as House Prices Dip. As per the EY, the High-interest rates and living cost crisis will cut demand. The Bank's lending to businesses is expected to drop as growth stutters.

Bank of England says recession expected to be shorter and less severe. The UK has a record 1.1 million job vacancies while the number of people classed "economically inactive" - which are people aged between 16 and 64 not looking for work - has risen. Inflation will fall back to 8% in June 2023 before dropping further to 3% by the end of the year.

### Milder UK recession now forecast

Projected change in GDP announced in **November 2022** and **February 2023** compared with Q2 2022



GDP projections based on market interest rate expectations and policy measures

Source: Bank of England

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## MARCH UPCOMING EVENTS

### Project Possible Live Event

15th March @ 7PM

Our vision: To create a community of long term property developers to solve the housing shortage in the UK. We at "Project Possible" are committed to bringing industry experts together to learn and grow the community of property developers.



**PROJECT POSSIBLE**  
MARCH 2023 EVENT

WED 15 MAR | TIME 7:00 PM

**SPEAKER**  
**MAZIANO DORES GUEDES**  
TOPIC: CREATIVE FINANCING

VIRTUAL EVENT - ZOOM

### Investor Day

18th March @ 10:30AM

\*agenda will be shared with the registered investors

A monthly investor tour at JDC is an excellent opportunity to meet like minded people, network, and learn about live projects. We will be exploring land development, the latest news, changes taking place by the council and much more. Wish to join our next Investor Day Tour? Simply DM!



**INVESTOR SITE TOUR & NETWORKING**

EXPLORE INVESTMENT PATCH

DEVELOPMENT PROJECT WIP

COMPLETED PROJECTS

NETWORKING LUNCH

JITTO DAVID  
JDC GROUP

**SATURDAY, MARCH 18TH**

LIMITED PLACE  
FOR REGISTRATION EMAIL:  
DONA@JDC HOLDINGS.CO.UK  
[www.jdc holdings.co.uk](http://www.jdc holdings.co.uk)



### Mastermind Event With Jitto

22nd March @ 7PM

An invite only event for internal stakeholders and the JDC core team.



**MASTERMIND**

A collage of photos showing several individuals in professional attire, likely participants or organizers of the Mastermind event.