

NEWSLETTER

JDC GROUP

JDC Group of Companies Q1 Achievements

- 1 HMO Project Completed
- 2 Project Possible Live Events
- 3 Newsletters Published
- 3 Mastermind Sessions
- 3 Discovery Days
- 3 Memorandum of Sales Secured
- 4 Live Projects
- 5 million + GDV
- 9 Directors
- 10 Power Team Catch Ups
- 20 Investors on Board
- 30 Bi-Weekly Catch Ups
- 65 Rooms in Operation
- Brand New Office
- Launched Brand New Website
- Celebrated 10 Year Anniversary
- Over 1000+ Newsletter Subscribers
- Over 200k Social Media Followers

NEWSLETTER

JDC GROUP UPDATE



We moved to our new office in Jan 2023. We are happy to share our staff and work experience interns successfully started operating from the new office. Recently, the office was blessed by Fr Tom and Fr Andrew and now fully operational. The office is now open for all our internal and external stakeholders to visit.

The office address is: Suite 3, 19A High Street, Shefford, Beds, SG17 5DD.

We look forward to hosting you!

BETHEL PROPERTY HUMBER AVENUE, CV1



Project Humber Avenue work is progressing swiftly. The insulation across all the rooms, kitchen extension foundation and brickwork, open kitchen wall and insert RSJ steel, internal and external plaster-boarding and skim across three floors on walls and ceilings including materials and insulation, these are the works already completed in line with the HMO regulations.

The project Humber Avenue is on track to be completed by end of May 2023.

To know more about the project and wish to get involved, feel free to contact Mr Robin Babu via email on robin@bethelproperty.co.uk.



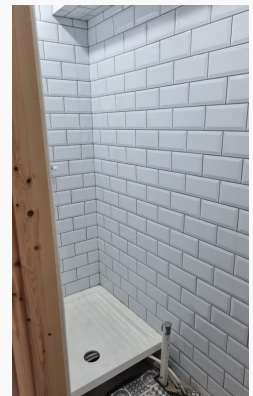
NEWSLETTER

EDDIES PROPERTIES MARLBOROUGH



Project Marlborough is in the prime location with high rental demand. This is going to be a 6 bed en-suite HMO. We are in the process of securing the bridging finance. Inviting investors who wish to enjoy better return on their investment, we have put together an investor pack and the project is now open for investors. For more information please contact Mr Bejoy Mathew via email on: info@eddiesproperties.co.uk.

OASIS DWELLINGS AUGUSTUS RD, CV1



Project Augustus Road has entered into the final stages. All the fire doors are installed, the entire kitchen work, the flooring, all the bathrooms, painting across the three floors, installation of windows, all these works are now completed in line with the HMO regulations.

The project Augustus Road is scheduled to be completed by the end of April 2023.

To know more about the project please contact Mr Maziano Guedes via email on: info@oasisdwellings.co.uk.

NEWSLETTER

ANGEL VILLA PROPERTIES LOWNDES STREET, PR1



Project Lowndes Street is in the final stages of securing the planning. We are working closely with the power team to ensure we satisfy all the requirements raised by the council. We have cleared the backyard and is in the process of on boarding new tenant.

On the approval of the planning permission, the project will be converted to a four bed en-suite HMO, providing high quality accommodation for professionals.

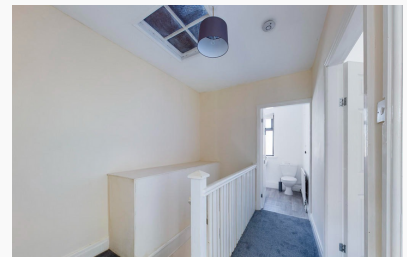
The project is open for investors. For more information please contact Mr Soji Joseph via email on: info@angelvilla.co.uk.

ANGEL VILLA PROPERTIES PLUNGINGTON ROAD

Project Plungington is another opportunity to convert into a five bed en-suite HMO. We are delighted to share the completion and exchange is taking place in April and soon we will work with our power team to apply for the planning permission.

We have put together an investor pack for investors to know more about the project.

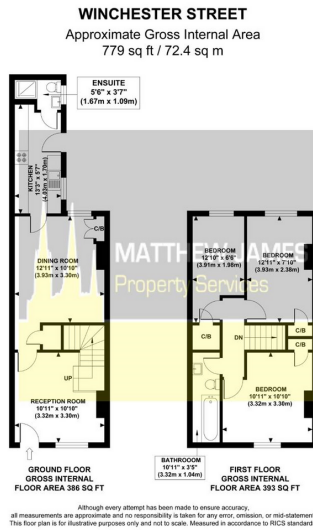
Please contact Mr Soji Joseph for your copy of the investor pack (info@angelvilla.co.uk).



NEWSLETTER

ST HELEN PROPERTY WINCHESTER STREET, CV1

Project Winchester is a two-bedroom terraced house, which will be transformed into a five-bedroom en-suite HMO. We are in the process of securing bridging finance. The project is now open for the investors, for your copy of the investor pack please contact Ms Neera Joseph via email on: neera@jdc Holdings.co.uk.



ST HELEN PROPERTY ROMNEY STREET

Project Romney is in a prime location with high rental demand, it's a single-family dwelling house (BTL). We completed a full refurb which included a brand new bathroom, kitchen, flooring, decorating the entire house, plumbing work, and servicing the boiler and radiators. We are happy to share that the tenants are now secured and moving in April 2023.



NEWSLETTER

PROPERTY MARKET NEWS

House prices see biggest annual fall since 2009

House prices fell in March at their fastest annual pace for 14 years. Which could be indicating the start of the crash.

Rents have hit their highest rate on record, and private rental prices paid by UK tenants rose 4.2 per cent in 2022.

Stamp Duty Land Tax

Stamp Duty Land Tax (SDLT) is a tax that homeowners and investors have to pay when they buy a property in England.

SDLT is calculated by several bands and only applies if the property they are purchasing is above a certain price.

The rate at which the purchase is taxed is determined by the part of the property purchase price falling within each band.

In last year's mini-budget, SDLT rates were frozen by then Chancellor Kwasi Kwarteng, which means that they will remain as they are until the 31st of March 2025.

As such, at its current rate, homeowners and investors only need to pay SDLT on residential properties in excess of the £250,000 threshold.

Above the £250,000 threshold, buyers can expect to pay 5% on the next £675,000 (from £250,001 to £925,000) in SDLT.

At the higher end of the property spectrum a 10% payment is due (from £925,001 to £1.5 million), and 12% on any purchases that exceed £1.5 million.

Moreover, if a homeowner or investor is buying a second or third home, then they will need to pay an additional 3% in SDLT on top of the regular SDLT rates, while overseas investors are expected to pay an additional 2% surcharge on UK property purchases.

The SDLT has come under some criticism in recent years.

In fact, it is worth noting that buyers and investors can apply for a repayment of the higher rates of SDLT for additional properties if they have sold their previous main residence within 36 months of the initial purchase as long as they are the main buyer of the property or an agent acting on their behalf.

NEWSLETTER

APRIL UPCOMING EVENTS

Project Possible Live Event 19th April @ 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.

Mastermind 26th April @ 7PM

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

Discovery Day 29th April @ 10:30AM

*agenda will be shared with the registered investors

A monthly discovery day 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!



PROJECT POSSIBLE

MARCH 2023 EVENT



VIRTUAL EVENT - ZOOM

WED 19 APR
7:00PM



SPEAKER

PARINEETA MOHITE

TOPIC:
PROPERTY LIFECYCLE
BTL AND HMO CASH FLOW
AND FINANCIAL FREEDOM.

MASTERMIND



26TH APRIL @ 7PM



OUR MONTHLY INVITE ONLY
EVENT

DISCOVERY DAY & NETWORKING



EXPLORE INVESTMENT PATCH



DEVELOPMENT PROJECT WIP

COMPLETED PROJECTS



NETWORKING LUNCH



JITTO DAVID
JDC GROUP

SATURDAY,
APRIL
29TH

LIMITED PLACE

FOR REGISTRATION EMAIL:
DONA@JDC HOLDINGS.CO.UK

www.jdcholdings.co.uk