



# Property Investment Opportunities in Ireland

Presented By

JAP Property Investments

# Quick Intro

Pauroic Hilferty, John Orr & Aidan Murphy  
from JAP Property Investment.

We are property investors, deal sourcers /  
packagers and developers based in Ireland.

Over the last number of years, we have  
been refurbishing and reselling property,  
as well as developing our own buy to let  
portfolios.

We have also been sourcing investments  
for clients across UK, Ireland / Northern  
Ireland property markets.



# Recent Projects



- Bungalow Refurbishment in Lough Eske, Co. Donegal. Complete refurbishment.
- Purchase Price €95,000
- Refurb Works €32,000
- Resale; €170,000
- Investor Return 15%

# Recent Projects



- Unfinished 3 Bed Terrace Property in Co. Mayo
- Complete refurbishment.
- Purchase Price €93,000
- Refurb Works €35,000
- Resale; €185,000
- Investor Return 10%



# Recent Property Sourced for Investors



Sourced various properties across the UK and Northern Ireland with Rental Yields of 8%-12% Net

# Investment Opportunity

Property Investment Opportunities that are currently available, on which we offer fixed returns.



# Co Living/House of Multiple Occupancy

- JAP Property Investments strategy is to convert a number of 3/4 beds into a Co-Living Units (House of Multiple Occupancy) properties located in Derry & Belfast city to accommodate the growing student & young professional market.
- This is done by either building an extension out the back of the property or redeveloping the current floor space.



# Current Investment Project's

Location -32 Dungiven Rd, Waterside, Derry City & Windsor Terrace, Derry City  
Existing 4-bedroom 3 storey Mid Terrace Property will be turned into a 6 bedroom all ensuite HMO.





# Current Project Over View

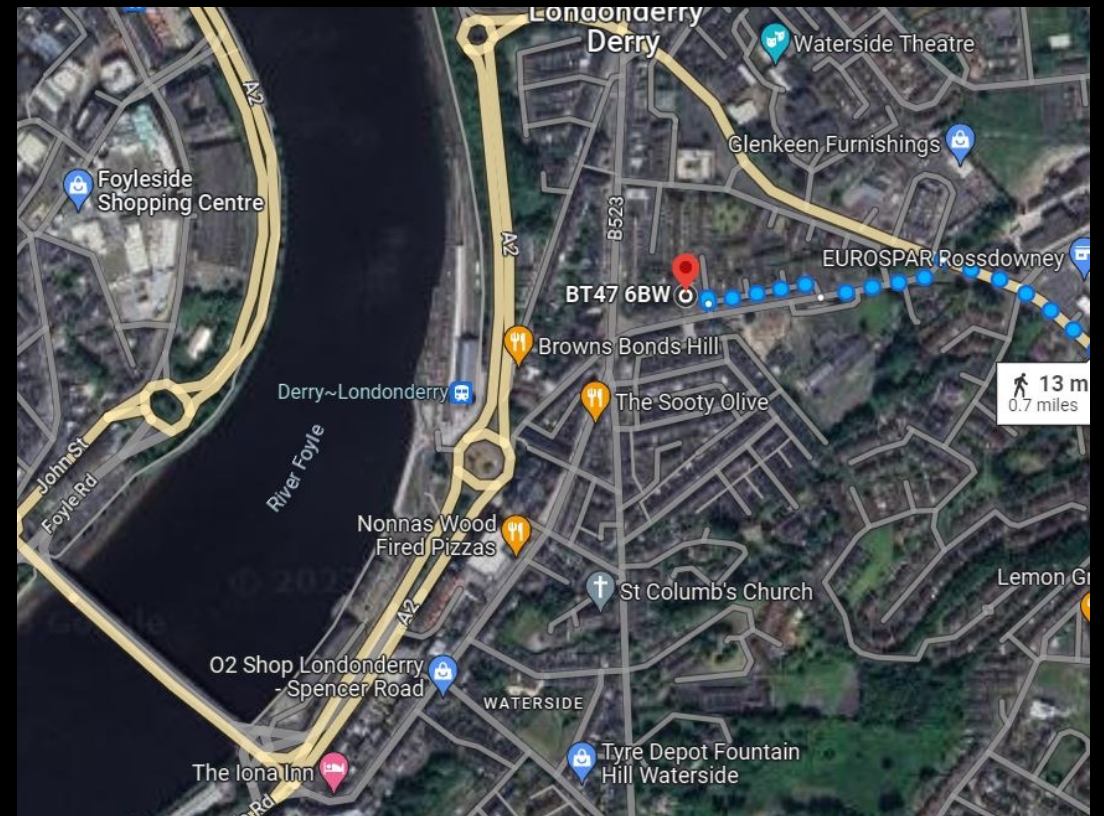
- Property is located in the Waterside area of Derry City
  - Popular location just 2 miles to the city, local shops and transport links
  - Ebrington Square just 0.4 mile
- 3/4 Bed Property, 2 Bathroom, Mid Terraced
- Purchase price agreed £99k
- Property in poor condition where value can be added
- Proposal to convert to a high end 6 Bed HMO for young professionals/students/nurses

# Raising the Value of the Property

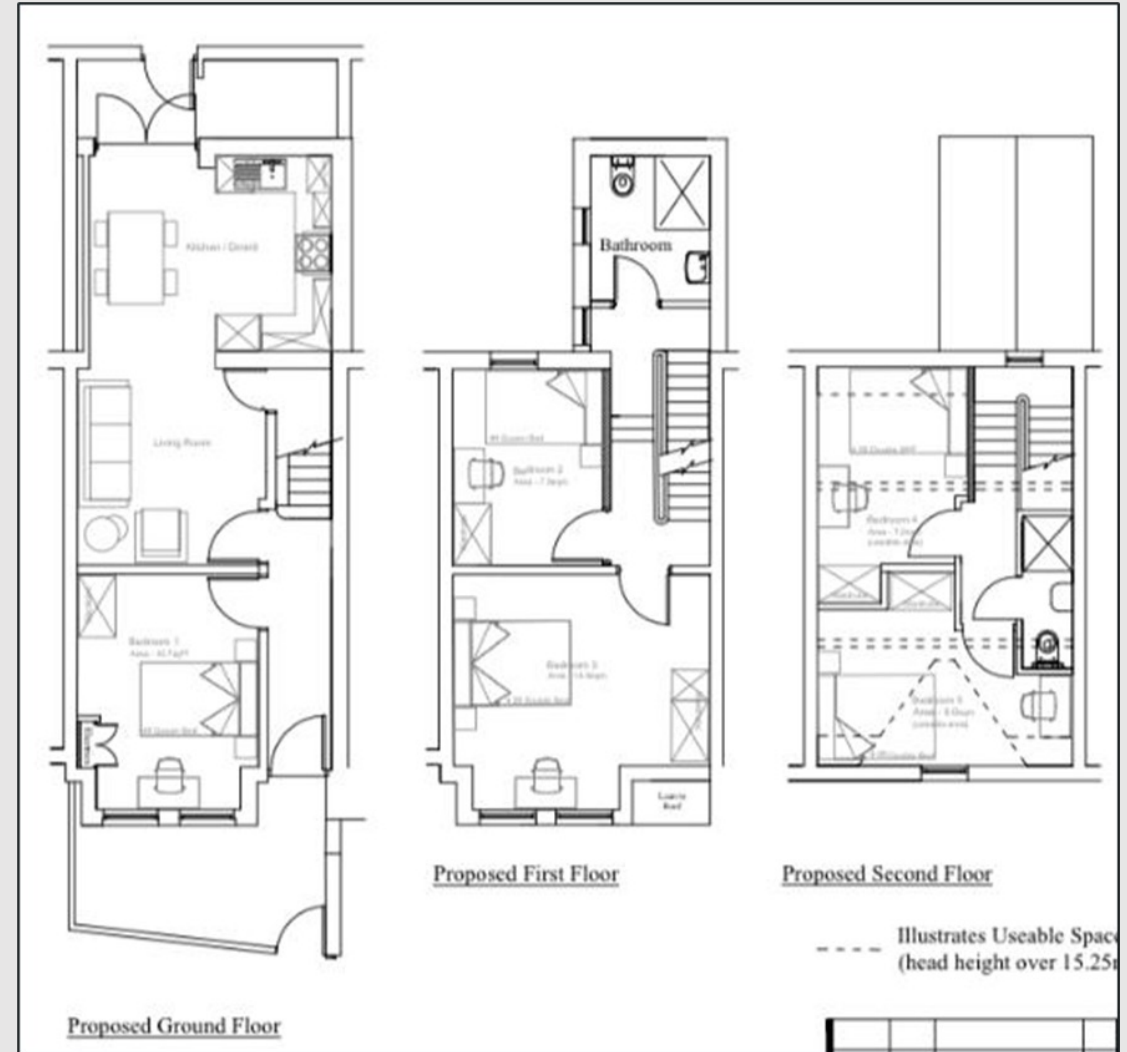
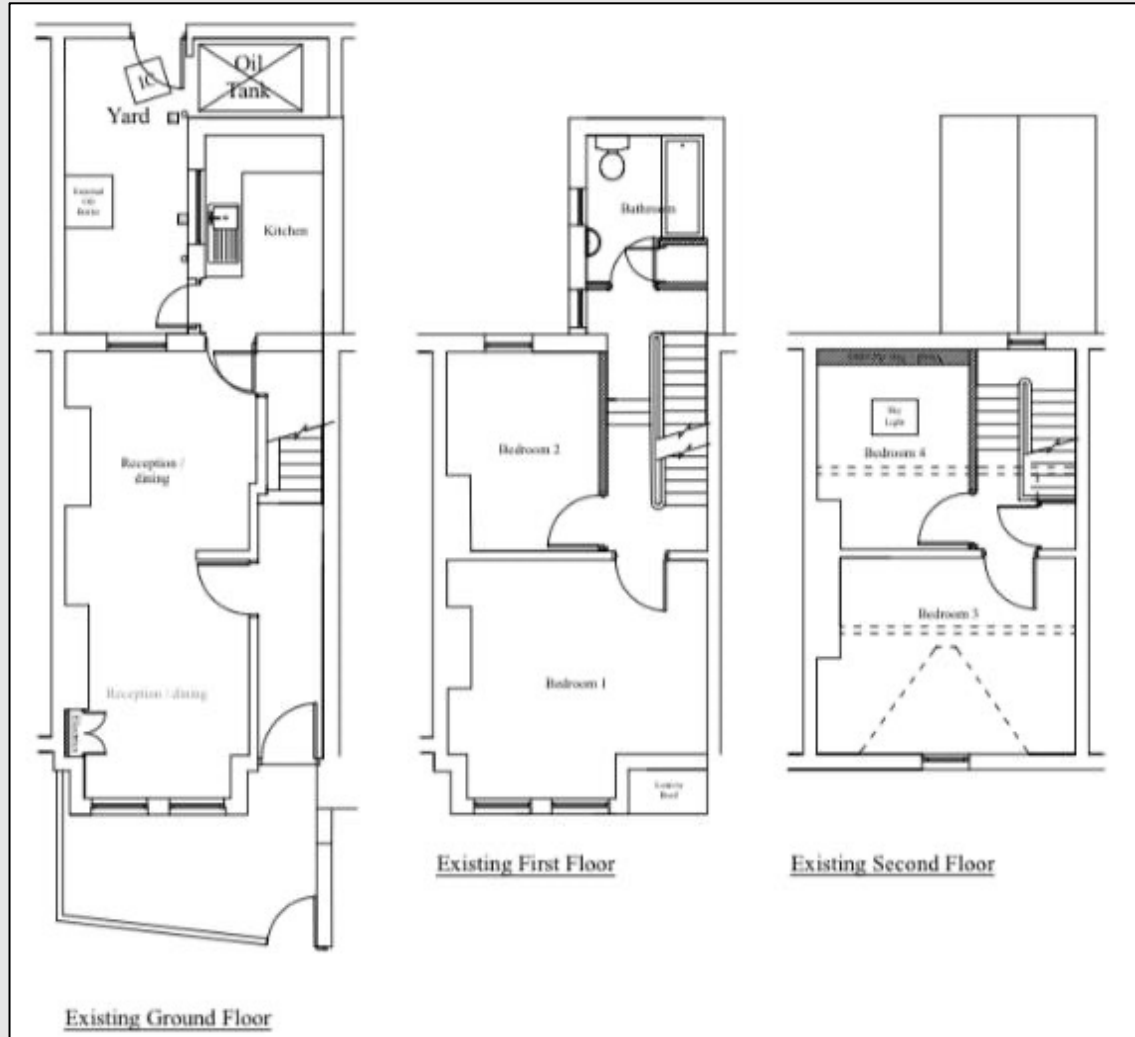
- Convert to Licenced 6 Bed HMO increasing value
- Ensuite in each room
- Minimum kitchen space
- High end design on each room
- Communal areas adequate for functionality of use
- Placement of 2nd bathroom/ WC
- Plasma TV and Sky package

# Current Property Location

- 1.2 mile to city centre
- 0.4 mile to Ebrington Square
- 2 mile's Magee University
- 0.9 mile Train Station
- 0.7 mile Bus station
- 0.7 mile to Lisnagelvin Hospital



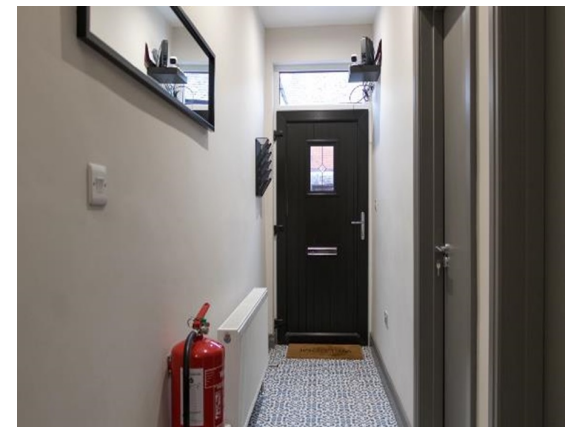
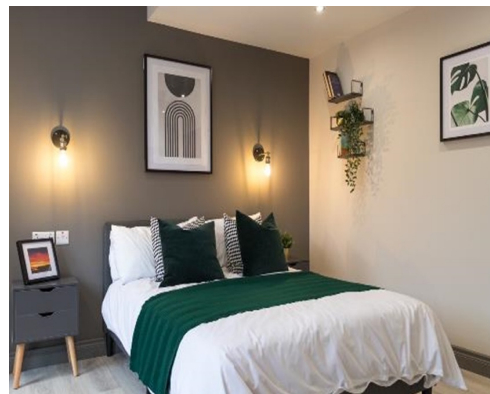
# Plans



# Refurb Requirements

- Complete Replumbing of property
- Electrical works
- Replaster internally
- New doors, skirting architrave
- New kitchen/ensuite bathrooms
- Take out chimney stack
- Internal & External Painting & Decorating

# Proposed 'After' Photo's



# About Derry City

- Growing Population NI second biggest city
- University status with 85% of accommodation already booked for 2024(Agents City Let & Cullen Estate Agents)
- Derry is one of Ireland's most vibrant digital clusters outside Belfast and Dublin
- Young Professional's City & Medical Professionals
- Tourism Increases due to popular channel 4 hit show Derry Girls and on-going peace process

# Deal Structure

- All properties are purchased with cash then turned into Co-Living Units to increase value and cashflow
- Refurb Works completed
- Mortgage is raised on higher commercial value
- Investor cash and investment is issued back after uplift
- Loan Term 12 month period



# Figures

Complete Refurb & Purchase Cost; £222,000 (estimated cost)

Annual Income; £38,400 per annum (6 Bed HMO)

End Market Value; £275,000 and £312,000

Refinance with Bank Debt

Amount; **£231,000** after refurb

Time Period; 12month

# Experienced Development Team

- Create Architects -HMO & Planning Experts
- R&A Damp Accessors
- GAP Project Management
- Gallagher Construction
- WA Plastering



# Investment Return's

Banks will pay you a 0.15 %- 3% interest on your savings.  
Through our strategy of buying below market value and maximize the value of the property by adding extra rooms and en-suite facilities.

<b>BARCLAYS.....</b>	<b>0.85%</b>
<b>SANTANDER...</b>	<b>0.85%</b>
<b>LLOYDS.....</b>	<b>0.9%</b>
<b>NATWEST.....</b>	<b>1.11%</b>
<b>HSBC.....</b>	<b>1.35%</b>

[www.dailymail.co.uk/money/saving/article-12239611/Fine-big-banks-wont-pass-rate-hikes-savers.html](http://www.dailymail.co.uk/money/saving/article-12239611/Fine-big-banks-wont-pass-rate-hikes-savers.html)

## Increasing Rental & Property Values

Essentially doubling the rent that can be achieved from the property.

- Standard Buy To Let - £700-£750 per month
- Co-Living/HMO Let - £3200 per month

This allows us to get **higher** ROIs on each property

# Investment Return's Example

Min Investment Requirements; £100,000

Return; 8%

Period; 12 months from draw down

Loan plus agreed investor returns to be  
settled upon project completion

Interest security - 1st Charge if the invested sum equals 51% or more of  
total project cost.

Minimum investment & rates can be discussed  
JAP Property Investments to pay solicitor fees

Visit [www.japropertyinvestment.com](http://www.japropertyinvestment.com) for more info