

JR Capital Partners  
March 2024

# Invest Prospectus

+44 208 736 4083  
[info@jrcapitalpartners.co.uk](mailto:info@jrcapitalpartners.co.uk)  
[jrcapitalpartners.co.uk](http://jrcapitalpartners.co.uk)



“

Investing alongside JR Capital Partners makes you part of our growing investor group. With a proven concept and unique investment opportunities, this is your chance to invest in the future of UK real estate acquisitions with a commercial edge.

We only invest in properties and fund transactions which meet our own stringent investment criteria. As a co-investor in every transaction, JR Capital Partners is your equity partner.



## We're open for subscription.

We are actively seeking a GBP 60 million investment through a 10-year, 8.25% per annum collateralized loan note - CLN - with returns payable at the end of each quarter.

There is a further 3% bonus coupon payable at the end of year 3 for longer term investors enabling us to invest into our focused areas of property and to be able to attract longer term debt which will enhance the returns of the investors.

This funding will foster development and the acquisitions of hotel opportunities let to government or local authorities on FRI leases, fuel stations, and BTR opportunities which will furthermore contribute to a richer property lifecycle.

Regulated & Control  
PAM AG

Audited  
Third party and valuation agents

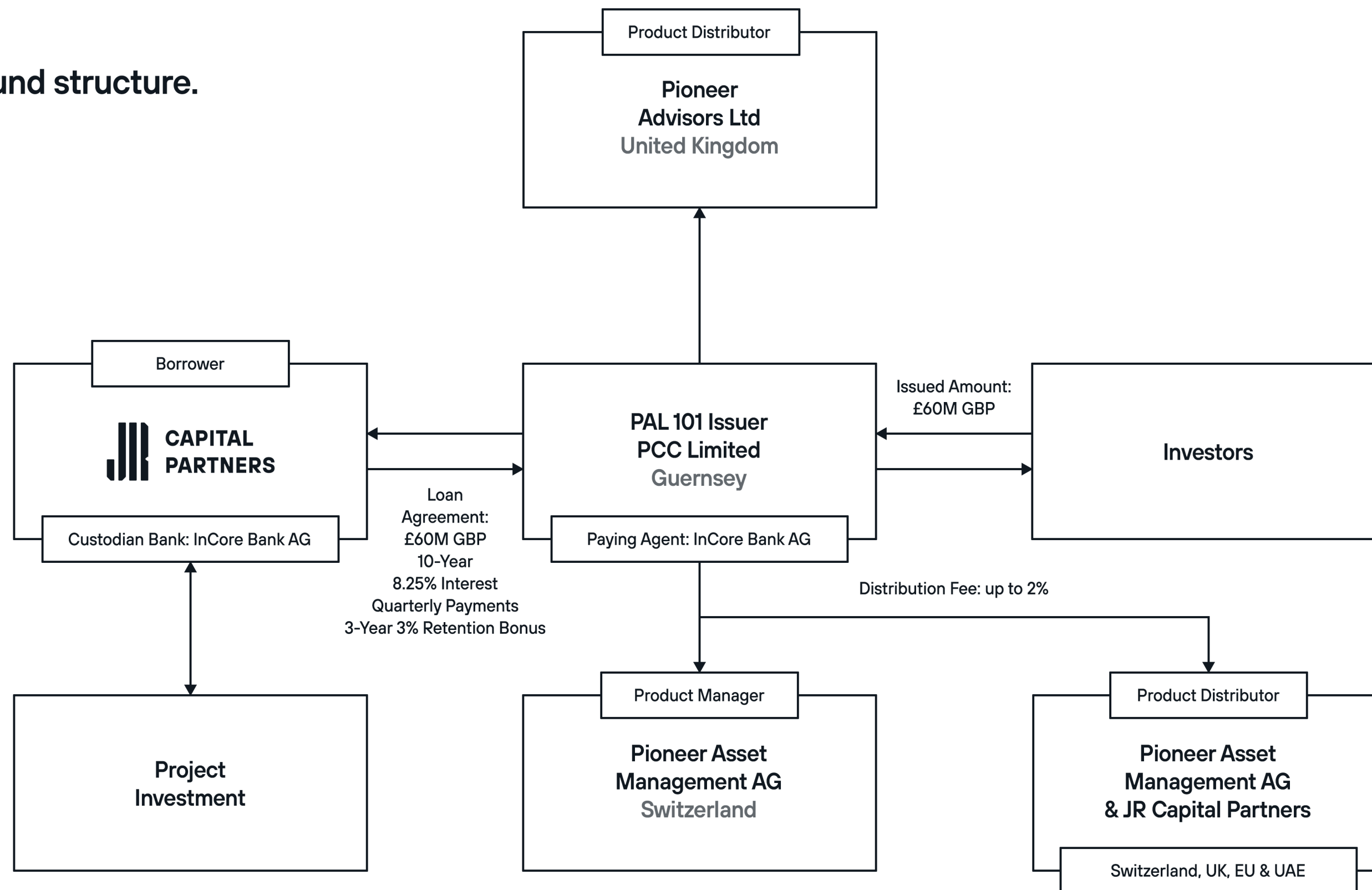
ISIN  
CH1253779669

Platforms  
Bloomberg, Swissquote & Telekurs





## Our fund structure.



## A meticulous commercial model.

### 01 Sourcing

Given our local connectivity and micro-market knowledge, we benefit from a large amount of off-market deal flow through our network of agents and direct vendors.

### 03 Appraisal

The underwriting process involves an in-depth financial analysis of a property that combines both current data, such as occupancy, rental income, property taxes, and utilities, with assumptions related to future performance together with the results of the surveys of the fabric of subject buildings.

### 02 Analysis

Prospective deals are initially reviewed internally. We focus on markets and sub-markets with compelling valuations, a supportive rental environment and growth opportunities.

### 04 Underwriting

This process is carried out by our in-house analyst team. The underwriting must align with our investment strategy. We believe in selectivity and bidding discipline that adds value for our company.

### 05 Committee

Our investment committee will put forward the data and the recommendation made before making a decision.

### Sustainability

Sustainability is a growing concern for investors. That's why we at JR Capital Partners believe that understanding the full range of environmental, social and governance risks and opportunities is key to generating strong and sustainable returns whilst having a positive impact on the environment, society and the wider world. Sustainability considerations are integrated into our investment process, through taking into account of ESG factors and are integral to everything we undertake.

### 06 Legal

Our in-house legal counsel and appointed lawyers will undertake a review of the acquisition and address any potential risks with the investment. Once completely satisfied, we proceed with the property acquisition.

## A wealth of expertise.



**Jaymin Patel**  
Co-Founder & MD

Jaymin has been fundamental in setting the vision and strategic direction for the company. He has a multi-disciplined background across finance, development, construction and sales, working in the London property market since 2011. With direct involvement in all aspects of the company,



**Rishin Patel**  
Co-Founder & MD

Rishin is an entrepreneur at heart with major interests in the real estate sector. He started his career in finance after graduating in Business & Economics and began exploring the property market and identified an opportunity to introduce a fresh approach to real estate investing in the UK.



**Julian Edwards**  
Non-Executive Director

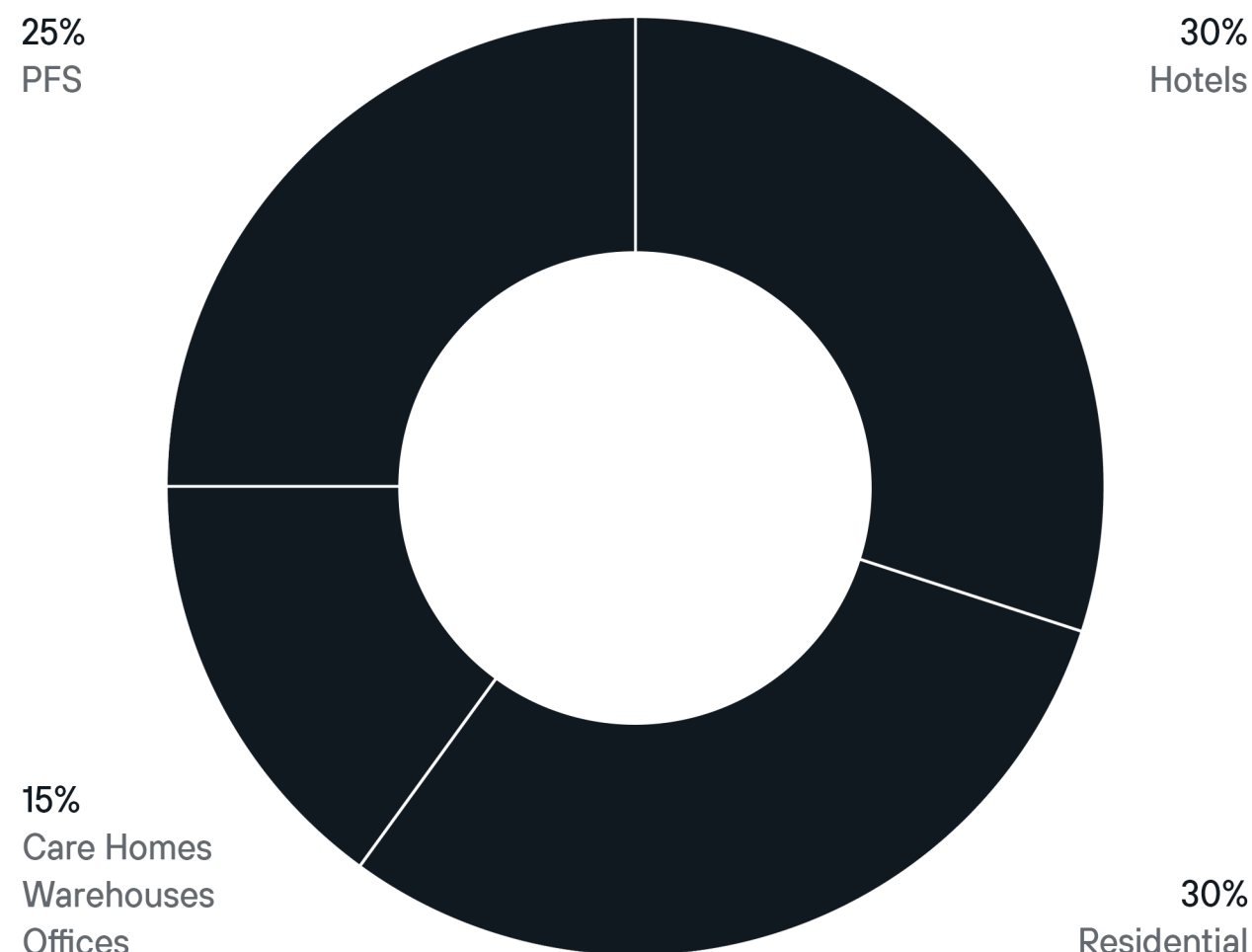
Over 40 years of experience in real estate having run investment and development companies in the UK, USA, and Europe. He was Managing Director of Tishman International Group of Companies. He has managed over five million square feet of commercial properties in the UK, acquired nearly £2b of office investments in the UK, undertaken over 2 million square feet of development and refurbishment in the UK and Ireland, and has raised more than £1.5b of debt financing.



**Mohamed Irfan**  
Non-Executive Director

An entrepreneur with a proven track record providing leadership and commercial strategy within the MENA region. An innovative thinker that challenges conventional wisdom and explores new strategies for the growth and success of the fund.

## A well-balanced portfolio.



**Focus points**  
Portfolio diversification  
Capital growth  
Stabilised cash flow

### Hotel

Modern freehold 3-star hotel property situated off the M25 motorway comprising of 60 hotel rooms, 3 event suites, 12 conference rooms, recreational facilities including a beer garden and siting on a site of circa 3.2 acres.

The opportunity benefits from a Home Office lease of three years at a rent of circa £800,000 per annum and also gives us the immediate ability to increase the number of hotel rooms through internal conversions of existing space allowing for an additional 15 to 18 rooms to be added with further potential to add additional floors to the current structure taking the hotel to 100+ bedrooms.

### Residential

Residential investment consisting of 134 flats in Luton town centre. The property is fully occupied and let to the local authority for a contract term of 5 years with an option to review for a further term.

In addition, we are currently in the process of obtaining planning permission to achieve 28 high-end serviced apartments in South West London.

### PFS

North West London situated fuel station and convenience store generating in excess of £4m in revenue with a 20% increase in revenue from the previous financial year.

We have plans to increase the in-store revenue by adding FMCG products and improving services to significantly increase the overall profitability of the investment.

Our track record.

2012

Kenton Road  
Harrow

Executed the conversion of a semi-detached house into two impeccably designed and fully equipped self-contained flats, displaying our prowess in real estate development and investment.

2013

The Gardens  
West Harrow

Transformed the former closed care home - known as Sweet Lawns - into four elegant and fully functional residential flats, while also achieving a change of use classification from C2 to C3.

2014

Bessborough Road  
Harrow on the Hill

Completed the conversion of a semi-detached house into three fully equipped flats, showcasing our commitment to delivering exceptional transformations.

2016

Station Road  
Chadwell Heath

Accomplished the seamless integration of a partial existing building and a new build scheme, resulting in a sophisticated development comprising nine exquisite flats and one desirable commercial unit.

2015

Church Street  
Croydon

Completed the conversion of an office space into eight elegantly designed and thoughtfully crafted residential flats, exemplifying our commitment to delivering exceptional real estate projects.

2016-17

Masons Avenue  
Harrow

Transformed an office space into a high-quality residential conversion consisting of nine meticulously designed units, complemented by a dynamic commercial mixed-use area on the ground floor.

2016-17

Palmerston Road  
Harrow

Successfully delivered a prestigious residential block featuring six sophisticated flats, complemented by a prestigious ground-floor commercial office space.

2017

Brockley Road  
Lewisham

Successfully obtained planning permission for the meticulous conversion of a Victorian single dwelling property into four opulent luxury flats.





“

Our portfolio of assets and businesses are debt free as part of our business ethos to ensure our investors are always protected by the company holdings when investing through our CLN.

Through our growth strategy and the support of our valued equity partners, JR Capital Partners plans to be able to grow the company portfolio through its investments up to £250m by 2026 and up to £500m by 2028.



+44 208 736 4083 • [info@jrcapitalpartners.co.uk](mailto:info@jrcapitalpartners.co.uk) • [jrcapitalpartners.co.uk](http://jrcapitalpartners.co.uk)

Elthorne Gate, 64 High Street, Pinner, HA5 5QA  
Company No. 14268828