

Website

Investor Day

Contact us

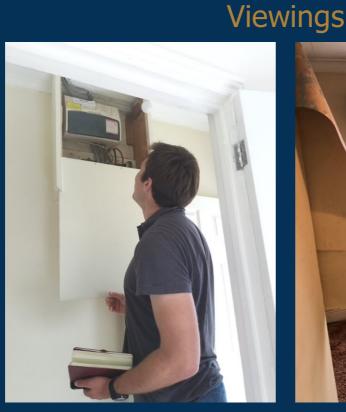
Newsletter March 2022



We have seen a small increase in opportunities in the market, but there is still a long way to go before it hits pre-covid levels. With the help of Lilian, EMJA continue to monitor the market, poised to offer on new opportunities as they emerge. Meanwhile, work has started to gather speed on both Belfry and Bedminster Houses. Having finished the Glasgow project, Emily now has her second Serviced Accomodation unit online which got a month long booking immediately after its launch. Work on her Bristol flat progresses with paint now going on the walls. Emily also managed to fit in a 'ski festival'...whatever that is.









remains very much a seller's paradise). This has manifested itself through more reasonable offers above the asking price while properties are spending a little more time on the market before being marked as sold. This means EMJA will be able to do more analysis on potential opportunities with the likelihood of having offers with a little more margin for profit accepted. This coincides with the availability of additional EMJA time and funds to take on a further project. The hunt is on! **Project Progress**

• On the Market: 0

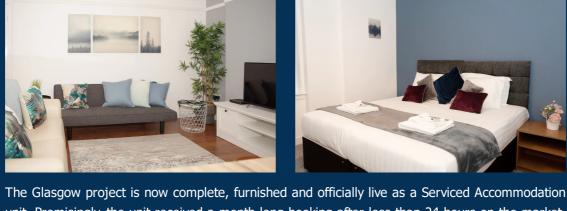
• In Progress: 4

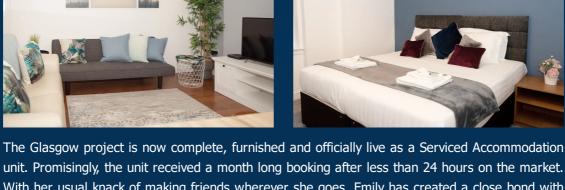
• In Acquisition: 0

- Sales conveyancing: 1

• Sold last month: 0

- Earl St. Project





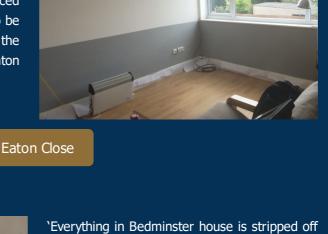
With her usual knack of making friends wherever she goes, Emily has created a close bond with her new manager who she continues to impress with her relentless ability to source and have delivered good quality furniture at outrageously low prices. To see the property, go to this page: abnb.me/VUXEXBpWVob and click Earl St. to see more of the deal! Earl St.

With Emily's excellent budgeting skills and the fact that the 'profit was in the price,' relatively little has had to be done on this project. Paint

Eaton Close

is now going on the walls and the furniture is going in. Whether to use this flat as Serviced Accommodation or a Buy to Let has yet to be decided. The location, type and value of the flat make both options viable. Click Eaton Close to see more of the deal!

Bedminster Down



While all the walls have been removed, we are pleased to report that the house is still

and literally demolished'. This is what Lilian wrote when drafting the newsletter for us!



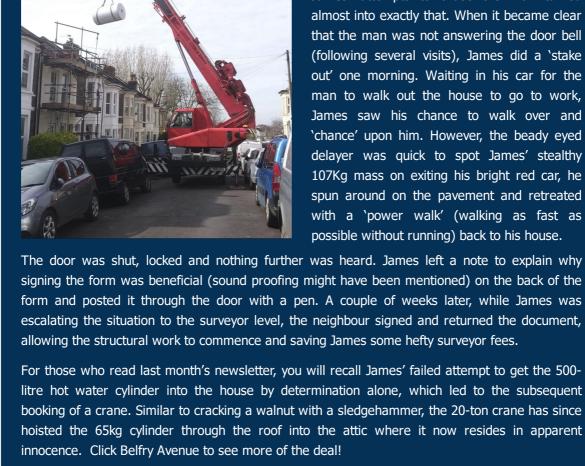
Belfry Project

standing, watertight and structurally sound thanks to some well positioned acrow props. With the walls removed, the structural engineer was able to get beneath the floorboards to finally get an understanding of how the first floor joists are supported across a six metre span. The results were inconclusive yet again and so to negate risk he has concluded that an RSJ should be installed across the width of the house to support them midway. We await the arrival of the calculations and the expense of sourcing and installing the steel work. The work will be done by the same structural team being employed in Belfry House. Click Bedminster Down to see more of the deal! Bedminster Down It is remarkable how one man who has nothing to do with a project can delay it by six

weeks. In this case structural work was

almost into exactly that. When it became clear

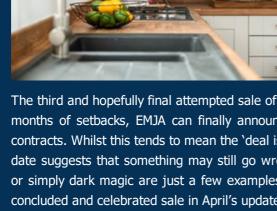
delayed by one of the two neighbours who avoided signing the third party wall agreement. James' attempts to chase the man turned



that the man was not answering the door bell (following several visits), James did a 'stake out' one morning. Waiting in his car for the man to walk out the house to go to work, James saw his chance to walk over and 'chance' upon him. However, the beady eyed delayer was quick to spot James' stealthy 107Kg mass on exiting his bright red car, he spun around on the pavement and retreated with a 'power walk' (walking as fast as possible without running) back to his house.

Belfry Avenue

Lydney Rd





or simply dark magic are just a few examples of what may yet go wrong. We hope to report a concluded and celebrated sale in April's update. Click Lydney Rd to see more of the deal! Lydney Rd **Investor Days**

Following the easing of COVID measures, EMJA are reinstating physically attended investor days. The first one will be on 28th April at Belfry House. The house will have undergone the structural alterations. We will discuss the project including why half a kilometer of just 4x2 wood is going into the house, our wider activities and what opportunities we offer to investors.



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