EMJA
EMJA Group
Property Investment

Website Investor Day Contact us

Newsletter September 2021

With a goal of doing 1 project a month, EMJA started strong by looking for ideal properties in the market that could be a good deal. This could be an assisted sale, investor funded or a project funded by the company.


Project Progress

- In Acquisition: 2
- In Progress: 1
- On the Market: 1
- In sales conveyancing: 0
- Sold in the last month: 0

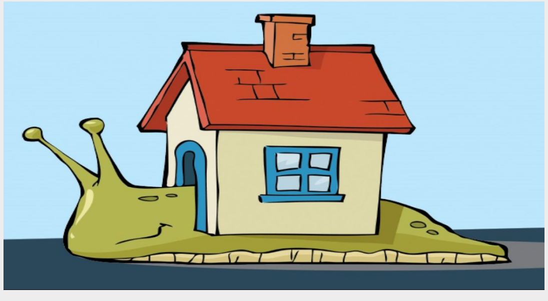
It has been a turbulent month for EMJA. One property in the acquisition process was withdrawn by the seller at the very last minute while the buyer of Lydney Road withdrew from the sale when there was nothing left to do but exchange contracts. While this is somewhat negative, is sadly normal with an average of one in three UK property transactions falling out of bed. EMJA did however agree a new acquisition subject to a satisfactory structural inspection.



The Bedminster property is a 3-bed terraced house and its 5 minute walk from the Redpoint climbing facility has in absolutely no way influenced the decision to buy it! With mostly stud walls inside, there is scope to easily reconfigure it as a 3-bed house or turn it into two flats. Currently, the plan is to reconfigure it as a 3-bed house to a new and spacious standard.

Its position on a busy road means it will not attract a premium price. EMJA will therefore not refurbish it with premium level fittings and has also ensured that there is a suitably large margin to allow the price to be dropped in the unlikely event of a surge in local supply (competition).

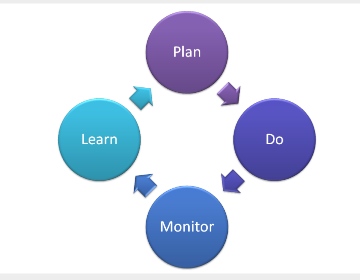

The sale of Lydney Rd was halted by the buyers due to 'personal reasons' (EMJA is not convinced!). The plan is to get it back to the market right away. Since the dressing kit (show furniture) has been removed, it is necessary to pay once again to have the house dressed to regain the house's premium finish before going back on the market. A painful expense, but extremely worthwhile due to its enhancing effect on the presentation of the house.

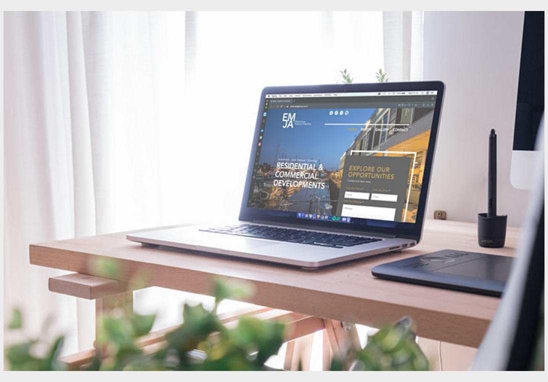



The project at Brislington was withdrawn by the seller. The snail pace of the purchase conveyancing was their given reason for withdrawing. This is primarily the result of the council planning department delaying the determination date of the planning application; the successful approval of this is the primary condition of the purchase which is beyond our control. We continue to negotiate with the seller in the hope of reviving the deal. While implementing an 'option to purchase'* was under discussion, it had not yet been implemented.

Systems and Departments

From the beginning of September, EMJA implemented a more systematic way of operations as part of its growth strategy, or as military James likes to call it, a 'Battle Rhythm.' This helps maintain a routine that ensures properties are always being hunted, interested and enabling parties informed, and systems maintained and updated.





EMJA met up with the marketing team earlier this month to update the website and social media platforms. Changes were made to the website for a better user experience and a newsletter feature was added to show visitors what EMJA has been doing over the past month.

As EMJA moves forward to another month, it is keen to be more visible to the industry, potential investors and people who are interested in learning about property. Meanwhile they continue to formalise systems and look for appropriate deals in an appreciating market of high demand and limited supply.