



UK PROPERTIES

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We can help you find the best tenants in the shortest time, bring the highest rental income, and let you experience the most intimate and professional quality service.



ABOUT US

We can help you find the best tenants in the shortest time, bring the highest rental income, and let you experience the most intimate and professional quality service.

SJW Real Estate Management Co., Ltd. was established in London, England, with a branch office in Shanghai at the Bund Financial Center. SJW has the UK's Property Leasing Management Agency's highest certification and qualification. SJW's John Murphy, the Rental Management Director, is MNAEA and MARLA certified. In addition to Mr. Murphy, our team includes Chinese, English and Cantonese speaking professional consultants to serve our customers. SJW has a unique tried-and-tested system with which we can quickly find the best tenants and bring in the highest rental yield.

At SJW, we manage your house as if it was our own.

WHY US?

Landlord compliance in the UK is a most important aspect of UK culture and rental management is a well-developed and perfected system.

Professional and compliance aspects of the requirements are extremely high. If a violation is discovered, there may be significant financial and even legal consequences. For landlords, especially those from overseas, it's very important to find a highly specialized, reputable, and professional company.

In the UK, an organisation or individual that is not certified can set up a property leasing agency. But only ARLA (UKs Housing Rental Management Association) certified agents meet the high standards of the UK housing rental industry. Once you become an ARLA-certified organisation and accredited rental authority, you are committed to strictly adhere to ARLA's Code of Conduct, carefully and thoroughly review systems that comply with ARLA industry standards and operate with transparency. ARLA imposes severe penalties on any real estate management agency that does not comply with industry standards. This, in turn, represents the maximum protection of the interests of overseas landlords.

SJW Real Estate Management, is not only an ARLA accredited institution, but is also subject to additional supervision of the Property Ombudsman.

SJW has assembled an elite team of professionals. Our team treats each customer as if their property is our own.

They are strictly under the supervision of our Rental Management Director, John Murphy, who has over 20 years' experience. He has managed more than 600 properties at one time and has an average vacancy period of only 4 days. Mr. Murphy is dedicated to taking excellent care of our overseas landlords.

SJW core team members have high levels of academic education and accomplishment as well as real-life experience in this industry.

WHY US?

the fineness of our high quality, customized service

One of SJW's unique strengths is that our customers can enjoy the fineness of our high quality, customized service while at home overseas. The differences in countries, cultures, languages, and regulations create different needs between Chinese and British landlords. According to these differences, SJW has customized unique and refined services to satisfy their customers.

- SJW Real Estate Management Company has set up a very convenient and economical system for overseas landlords and owners to assure timely payments and transfers to avoid penalties and fees. In addition, notices that require action or approval are quickly communicated to our clients. This system allows our customers to set up auto payments through our company and these payments are deducted from the rents.
- In order to ensure monthly cash flow to our overseas landlords, in order to pay monthly loans, SJW's rental management fees are deducted monthly rather than a one-time charge. This method of charging allows us to provide an additional benefit to our clients and the company.
- We have a unique tenant search system. When looking for tenants, we utilize the resources of four large and medium-sized leasing companies in the UK. We also use major outsourcing companies, enterprises and other resources to find the best tenants in the shortest time for the greatest rental profit.
- For the selection of tenants, we have a very strict assessment system. Potential tenants do not only have to go through regular credit checks. Even after passing, we still ask for a three-month bank statement to ensure that tenants do not have bad spending

habits or develop a bad credit history. We also seek feedback from one, or more, landlords in the tenant's previous past.

- SJW real estate management team provides English, Chinese and Cantonese language services, Shanghai and London offices, WeChat, telephone, and postal communications. Our all-inclusive service overcomes geographical, time zone, cultural, and language differences, to ensure maximum efficiency, so that you can conveniently experience the pleasure of not having to go abroad to be a British landlord.
- SJW real estate management has developed a comprehensive set of resources and this equips us to help our overseas landlords to meet all their needs such as, connecting them with a variety of necessary professionals and providing a range of convenient programs. These programs include overseas landlord income taxes, hydropower coal settings, insurance, design and decoration.
- Different types of rental houses have different needs of furniture packages (from unfurnished to fully furnished). SJW real estate management can select furniture with overseas landlords through WeChat, telephone, e-mail, and other means. SJW also provides furniture delivery, assembly and set-up services.

***BECAUSE I AM ALSO A
SUCCESSFUL LANDLORD
MYSELF, I AM VERY AWARE
OF THE NEEDS OF OUR
LANDLORDS.***



John Murphy

DIRECTOR'S WORDS

Mr. Murphy is a longstanding member of both Property Mark NAEA and Property Mark ARLA, the highest certifications for property management professionals in the UK. John Murphy, with more than 20 years of experience in property management, has managed more than 600 properties at one time and with an average vacancy period of 4 days. Mr. Murphy has invested in UK real estate since 2003 and now owns a successful property portfolio. Mr. Murphy has two daughters. One graduated from Cambridge University and the other from University College London. Prior to joining SJW, he successfully founded and managed an excellent local real estate rental management company near Tower Bridge, London, which was acquired at a high price by London's largest rental management company at the end of 2018. Mr. Murphy loves his job and he is passionate for the real estate industry. And because of his love for China and Chinese culture, he decided to apply his experience and resources to take care of Chinese landlords and to provide them the best quality service.



(WeChat: John Murphy)

Contact Us:

Please scan the QR code to add John Murphy's WeChat ID to directly communicate with our director of Rental Management.

AFTER YEARS OF DEALING WITH ALL KINDS OF TENANTS, I KNOW WHAT TRICKS AND METHODS BAD TENANTS MIGHT USE TO FALSIFY THEIR CREDIT WORTHINESS AND THEREFORE HAVE DEVELOPED MY OWN UNIQUE CUSTOMER AUDIT STANDARDS.

John Murphy
(MNAEA, MARLA)

CASE STUDY

At SJW, we manage your house as if it were our own.

SJW Advantage

SJW Real Estate Management Company meets the huge demand for a professional, high-quality, and efficient communication services for Chinese overseas landlords in the market. Our unique advantages ensure that we will find the best tenants in the shortest time, bring the highest rental income, and let you experience the most intimate and professional quality service.

Case background

In early 2019, two Chinese landlords were introduced by a friend to our team. Before they were introduced to us, they had each bought an investment house, two-bedroom and three-bedroom flats in the second district of London, from another real estate company. After the completion, they commissioned a large local British rental management company to manage their properties. Due to the language problems and not being able to communicate by e-mail on time and other reasons, the two houses were vacant without any inquiry in the market for more than 2 months. The only solution offered by this rental agency was to cut down the rent. The houses remained vacant even after reducing the rent several times. This made them feel very discouraged and helpless, concerning their investments.

Solution

As soon as SJW received the information concerning the two flats, Mr. Murphy took the lead with other team members to visit the properties and inspect the houses thoroughly. They arranged for a professional photographer to take photos of the two properties. After these procedures, the company started to do the marketing in many ways to promote the properties. In this case, Mr. Murphy hired four rental companies (a national chain, a London chain, a local rental company, and an agency specializing in corporate outsourcing) and a full network to promote the properties and look for high-quality tenants. The first weekend after the

properties were promoted on the market, there was 9 groups scheduled for viewing and 3 of the groups made offers. Then Mr. Murphy and the team selected the best tenants for the two landlords, and rented out their flats at a higher price than they had been asking and arranged for the tenants to move in. The team provided house collection, housing inspection, furniture configuration, looking for tenants, assessing tenants, charging deposits, completing overseas landlords tax forms, rental collecting, transfer rent, regular property inspection, and end-of-year assistance in tax declaration.

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SJW Property Management
WeChat Official Account



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WERE OUR OWN.**



SJW Property Management
WeChat Official Account



John Murphy
WeChat Account

DIRECTOR OF RENTAL MANAGEMENT JOHN

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