



**UNRIVALLED EXPERTISE FOR YOUR
CAYMAN ISLANDS PROPERTY**



OUTSTANDING SERVICE

Our priority is our client's satisfaction. The skills and knowledge we have are worthless unless we deliver on that fundamental. It's the driving principle behind JBS and it's what makes us different. We are client focused. We'll take the time to understand your situation, your ambitions now and for the future, and we'll commit ourselves to providing a tailored service that works for you. Whether you're planning to buy, let or sell a property, on any of Cayman's wonderful islands, we can help.

**INTRODUCING
A BUSINESS
COMPLETELY
AT HOME IN
AN ISLAND
PARADISE**



ABOUT JBS PROPERTIES

We're specialists in real estate and property and asset management. Established in 2009, we operate throughout the Cayman Islands.

Our clients come from all walks of life and we serve both the residential and commercial sectors. We're a small team, but we're utterly dedicated.

We know the business, and we know the islands. Our company was founded by Roger Small who has both local and international property knowledge. Born and raised in the Cayman Islands, Roger has extensive local knowledge which allows him to ensure a tailored service for all his clients.

Personable and professional, Roger brings his passion for property to every aspect of the JBS service. Roger studied Urban Estate Management at the University of Westminster in the United Kingdom. After gaining a BSc Honours Degree, Roger returned to Grand Cayman where he established JBS.



**DEDICATED TO
SERVING YOU,
COMMITTED
TO GREAT
RESULTS**



LETTING YOUR PROPERTY

We believe that if you choose to rent out your property, you should be planning what you'll do with the income, not planning to cope with a string of problems. That's why we start with the basics – knowledge of the market and the property's potential, a thorough understanding of tenants and property rental law. With a good grounding, you'll get a happier and more profitable let.

We'll handle the process from start to finish or, if it suits you, we can just manage certain aspects. Typically, a full management service would include:



Tenant searches, including those professional firms seeking accommodation for their staff



Advertising the property via multiple channels including online and in print



Arranging accompanied viewings and providing full feedback to landlords



Tenant screening and referencing



Negotiation of the terms of the lease, drafting and finalisation



Preparation and agreement of a detailed inventory



Liaison between landlord and tenant.



AN EASIER WAY TO A PROFITABLE LET



**RELAX –
WE DO THE
WORK, YOU
REAP THE
REWARDS**



OUTSTANDING SERVICE

We're also able to manage the collection and deposit of rental payments and prepare lease amendments or renewals as required. *

We price our services according to what you use, and we're always cost-effective. If you find a tenant yourself, we wouldn't dream of trying to charge you for our searches.

Most agents would charge the equivalent of a month's rental to secure the right tenants, but our special introductory offers bring that service to you for just 50 percent of the market rate. If you have multiple properties, we may be able to agree additional discounts. Just call us for more information.



** An additional fee may be chargeable for ongoing services.*

SECURING THE BEST DEAL, WITHOUT CHARGING THE EARTH



SELLING YOUR PROPERTY

Selling a property is a big decision, but with the right partners in the process, it doesn't have to be stressful. We can help you realise the sales value you expect because we know the best way to attract the serious buyer. We don't restrict our marketing efforts to the immediate vicinity. Buyers come from all parts of the world. Some are corporations, others are individuals planning retirement, and knowing where to focus our efforts helps to secure a sale, quickly and for the right price.

Our marketing services include:



Professional photography to make the best of your property's interior and exterior amenities



Website advertising and signage at the property



Targeted campaigns using telephone, mail, email, newsletters, postcards and brochures



Print and online advertising utilising Cayman Compass and other local publications



Holding open houses to generate traffic and interest



Arranging accompanied viewings and providing full feedback to vendors



Negotiation of terms of sale.

We take pride in our combination of effective selling techniques, but we don't charge the earth for them. You'll find we're more than competitive. Whereas the market standard sales commission is around 7 percent, new JBS clients will be charged a rate of just 4 percent. For more information about our service and charges, give us a call.

BUYING A PROPERTY

If you're considering the purchase of a Cayman Islands property, you should get in touch. Our network and know-how can help you to find the perfect property. Whether you're buying a condo as an investment or a beachside villa as your principal home, our support can help you through the process with ease.



** An additional fee may be chargeable for ongoing services.*



UNDERSTANDING THE MARKET, GUIDING YOU THROUGH





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