



JNolan Investment Group

Solving Real Estate Problems That Bring Value to Entire Communities

The ultimate guide to connecting real estate investors and nonprofit organizations.

The Problems Our Real Estate Investors Face

- 1 “I have residential properties that I’m ready to offload but I’d rather see them be used for a good cause.” Seasoned real estate investors are done making the money they can off of their existing properties and have lost interest in property management and or being a landlord. They have also gotten wind of the need for properties as it relates to housing, training, education, shared work spaces and offices for nonprofits but they have no idea where to begin. J Nolan Investment Group helps real estate investors find purpose for their existing residential real estate by renting, selling or donating them to nonprofit organizations. Real Estate Investors value the options and opportunity to participate in cause related work, for most, it would be their first time encountering in such business, therefore we make it easy and beneficial for all parties involved.
- 2 “I have commercial properties that I’m ready to offload but I’d rather see them be used by a service organization.” Real estate investors have begun to understand the value of contributing to service organizations that offer assisted living, transitional housing, training centers, shelters and much more that are normally operated by nonprofit organizations. Seasoned Real Estate Investors have access to commercial real estate that nonprofits are in constant search of to operate foster homes, drop in centers, permanent supportive housing and even child care programs out of. However, real estate investors and nonprofit organizations are not in connection with one another on a regular basis enough to create suchwork with the properties. Therefore, J Nolan investment Group helps real estate investors and nonprofit organizations find each other in order to make better use of commercial real estate.



What our real estate investors are looking to do

- 1 Rent available apartments, houses and office space to nonprofit organizations.
- 2 Off-load residential and commercial portfolios to nonprofit organizations at a discount price.
- 3 Donate residential and commercial properties to nonprofit organizations for tax incentives.

The J Nolan Investment Group National and International Approach



- 1 JNIG Renting:** Select nonprofit organizations are charged with the responsibility of using private, state and federal funds to house their clientele, whereas real estate investors have the available apartments, houses, townhomes etc. to do so. Therefore, JNIG connects nonprofits with available housing funds, with real estate investors that have available units. We develop partnerships and collaborations between nonprofits and real estate investors that make housing renters easier.
- 2 JNIG Wholesaling:** Real Estate Investors often acquire residential and commercial properties that were designed, developed and or constructed to be used by charitable organizations. Residential Investors also look to off-load their portfolios at different stages of their careers and find that some properties can not be sold at market value. In both of these instances, JNIG helps by wholesaling properties that were designed for charitable use or can not be sold at market value to nonprofit organizations.
- 3 JNIG Donating:** Nonprofit organizations are always on the hunt for properties that businesses are willing to donate. Real Estate Investors entering retirement, moving on to other ventures and looking for avenues to maximize tax incentives. JNIG organizes and manages the donating of commercial and residential property to nonprofit organizations.
- 4 JNIG Property Management:** Real Estate investors normally outsource their property management to an outside company that may encounter tenants with social concerns. In order to avoid increased eviction rates, JNIG sub-contracts with property management companies to offer nonprofit resources that offer utility, rental, mortgage and other assistance locally.



About J Nolan Investment Group

J Nolan Investment Group is headquartered in St. Louis, MO and the company provides representation to real estate investors and nonprofit organizations in the renting, selling and donating of commercial and residential real estate. J Nolan Investment Group is lead by Jazzmine Nolan MPA with over 12 years in housing homeless and at-risk of homelessness individuals with the help of real estate investors. She has a record of housing 1,000 people minimum per year through nonprofit organizations while boasting a record of wholesaling a minimum of 12 doors per deal to nonprofit organizations.

After 10 years of experience of clinical case management experience, Jazzmine Nolan has developed and executed the very social-forward property management program used by J Nolan Investment Group. With a combination of education that boasts a Bachelors of Science in Healthcare Management, Masters in Public Administration, Doctorate in BusinessAdministration-Public Health and certifications in management, she leads the new generation of investing and service. Now real estate investors have representation in renting, donating and selling to nonprofits, whereas nonprofits have a one stop company obtaining rentals for their clients, donated properties for their businesses and properties for sale for their charities.

What to expect from J Nolan Investment Group

- Trust & Loyalty
- Respect
- Relatable Expertise and Experience

Expected Outcomes

- Improving the knowledge and availability of rentals from investors, for nonprofits.
- Improving the access of available real estate for sale from investors for nonprofits.
- Improving the access and availability of donate friendly real estate for nonprofits.
- Improving property management efforts for tenants at-risk of losing their housing.

CONTACTS

J Nolan Investment Group



314-529-1955



info@jnolaninvestmentgroup.com



www.jnolaninvestmentgroup.com

Location: National and International Offices

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