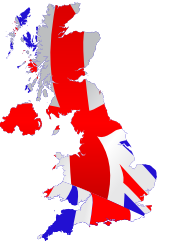




# Canterbury - Investment Summary



## Net Yield Assured for Five Years!

Type	Number	Sale Price	Rent £	No of weeks	Total Gross Rent
Pods	305	£ 59,995	£125	48	£6,000
Studios	31	£ 74,995	£165	48	£7,920



## Canterbury 10 year rental projections

Assured Net Yield 9% For 5 Years

Anticipated rent increases of 3% per annum

### Pods

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Rent per week for 48 weeks	£125.00	£128.75	£132.61	£136.59	£140.69	£144.91	£149.26	£153.73	£158.35	£163.10
Total Gross Rent	£6,000.00	£6,180.00	£6,365.40	£6,556.36	£6,753.05	£6,955.64	£7,164.31	£7,379.24	£7,600.62	£7,828.64
Management Charge	22%	22%	22%	22%	22%	22%	22%	22%	22%	22%
						£1,530.24	£1,576.15	£1,623.43	£1,672.14	£1,722.30
Net Rent	Guaranteed	Guaranteed	Guaranteed	Guaranteed	Guaranteed	Expected	Expected	Expected	Expected	Expected
Net Yield	£5,400 9%	£5,400 9%	£5,400 9%	£5,400 9%	£5,400 9%	£5,425.40 9.04%	£5,588.16 9.31%	£5,755.81 9.59%	£5,928.48 9.88%	£6,106.35 10.18%

Note  
 Net Yield excludes ground rent charged at £250 per year  
 Lease 250 years  
 Yield paid quarterly in arrears from completion.

Buy Back Option (Becket Hall Only)  
 This development benefits from a buy back option in years 3-5 at 115% of the purchase price  
 This option is on behalf of the developer to buy back all units and offers an excellent exit strategy  
 It is anticipated that the entire building be sold to an institution in years 3-5  
 Should the developer choose not to exercise their option to buy back the investor can choose to sell their unit or to retain their high yielding investment



# Canterbury - Investment Summary



## Net Yield Assured for Five Years!

Type	Sale Price	Rent £	No of weeks	Total Gross Rent
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## Canterbury 10 year rental projections

Assured Net Yield 9% For 5 Years

Anticipated rent increases of 3% per annum

### Studios

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Rent per week for 48 weeks	£165.00	£169.95	£175.05	£180.30	£185.71	£191.28	£197.02	£202.93	£209.02	£215.29
Total Gross Rent	£7,920.00	£8,157.60	£8,402.33	£8,654.40	£8,914.03	£9,181.45	£9,456.89	£9,740.60	£10,032.82	£10,333.80
Management Charge	22%	22%	22%	22%	22%	22%	22%	22%	22%	22%
						£2,019.92	£2,080.52	£2,142.93	£2,207.22	£2,273.44
Net Rent	Guaranteed	Guaranteed	Guaranteed	Guaranteed	Guaranteed	Expected	Expected	Expected	Expected	Expected
Net Yield	£6,750 9%	£6,750 9%	£6,750 9%	£6,750 9%	£6,750 9%	£7,161.53 9.55%	£7,376.38 9.84%	£7,597.67 10.13%	£7,825.60 10.43%	£8,060.37 10.75%

#### Note

Net Yield excludes ground rent charged at £250 per year

Lease 250 years

Yield paid quarterly in arrears from completion.

#### Buy Back Option (Becket Hall Only)

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