JUST UK ESTATES

Image of the Property

Bradford City Park

8-10% NET

FIXEDINCOME

FOR 10 YEARS

Student Court, Bradford, UK

Investor Report

Key Investment Points:

- 8-10%NET ImmediateIncome for 10 Years
- Contracted Yield Increases (years 3 and 5)
- Zero Additional Costs for 10 Years
- Fixed Income Under written by Asset-Rich Developer
- Fully Flexible Resale Options
- Full Ownership on 250-Year Leasehold
- Available from £48,950

Key Development Points:

- Fully Operational
- Excellent Location on Bradford University City Campus
- Proven Demand for Rooms
- Undersupply of Student Rooms in the City
- Student Property with Award-Winning Developer
- Built 6 Years Ago - building in excellent condition
- Onsite Management Team

University ofBradford

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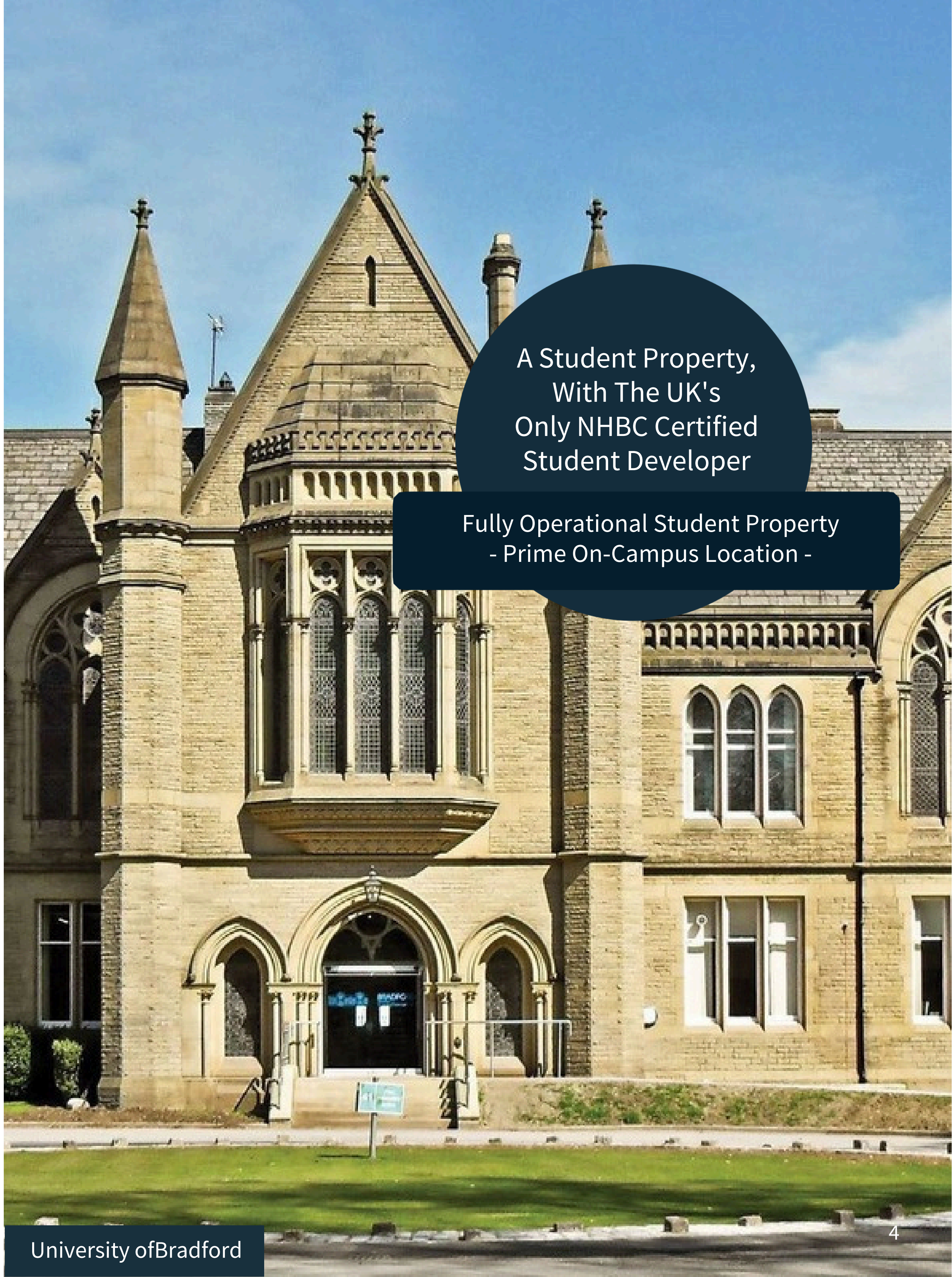
Investment Summary

Bradford Student property is a purpose built student accommodation development in the heart of a thriving university campus.

The property has achieved 99% occupancy since first opening in 2009.This demand is driven by its prime location on Bradford University's City Campus, which provides tenants with easy access to the extensive social and educational facilities onsite.

The City Campus forms part of Bradford's Learning Quarter - a £750 million public-private sector initiative, which is driving the educational aspirations of the city. Shared by the university and Bradford College - base for students.

There are currently only 4,156 purpose built rooms available for the approximate 23,620 students that require accommodation in the city - an 83.4% shortfall. A supply-demand imbalance of this nature is a key element of a successful student property investment. Buyers receive 8% NET income from day one, with contracted yield increases lifting this up to 9% (years 3 & 4) and 10% (years 5-10). All contracts are underwritten by the developer's extensive asset base.



University ofBradford

On Campus Location

Proven Demand For Rooms

Awarded 'Student Safe Spot' status by the Police, City Council & University

Images of the Property

Property Overview

Student Court has 200 end-suite student rooms divided into 40 apartment clusters with shared kitchens and social spaces. There are also 17 self-contained studios spread across the top floor of the property.

All students will have access to communal spaces that include:

- Ground floor car park (30 spaces)
- Central management office
- Air conditioned communal areas
- Enhanced security systems
- Modern kitchens
- Laundry rooms
- Lift access to all floors
- Secure bike lock-ups

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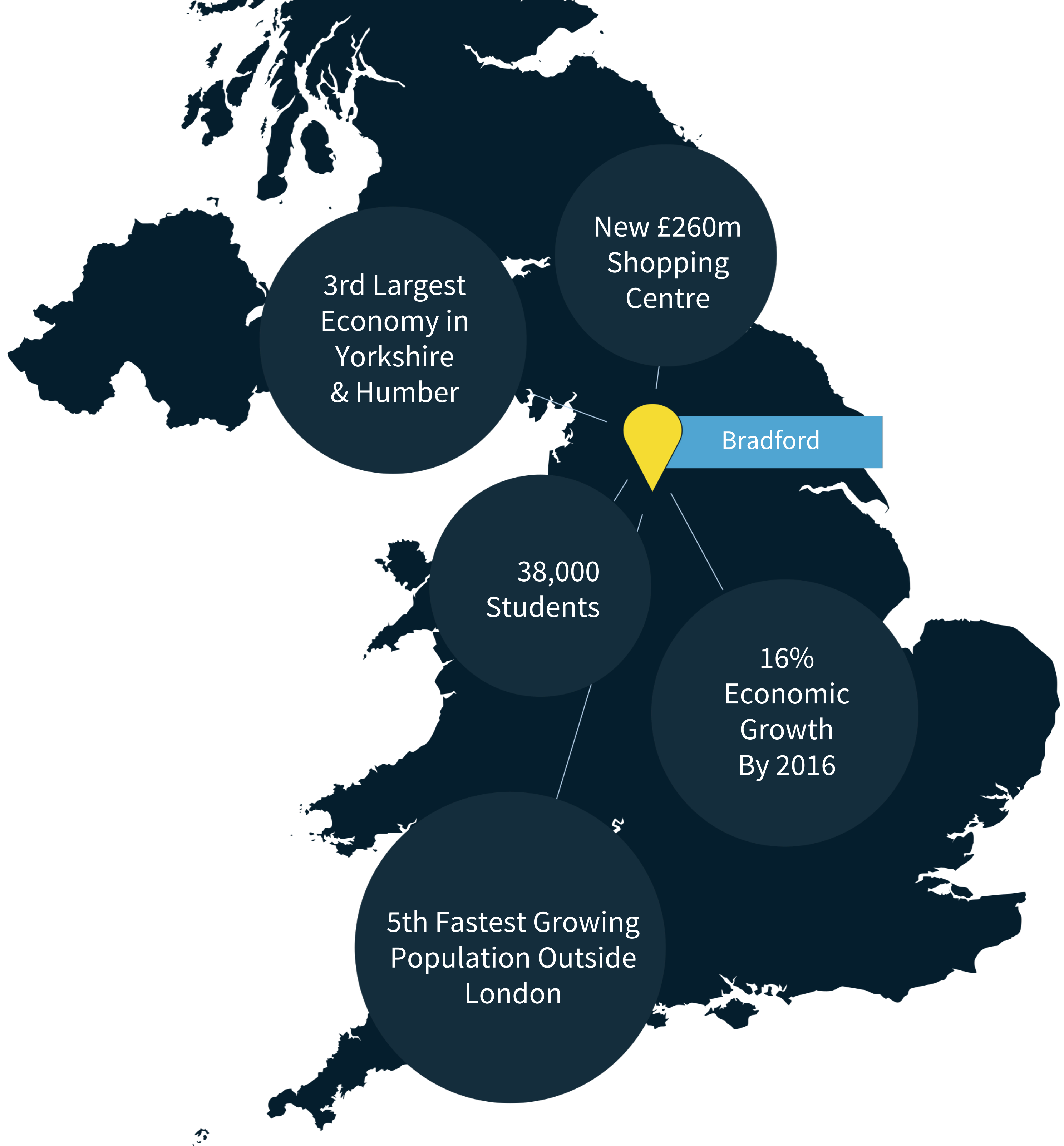
Introduction to Bradford

Bradford is located in the Yorkshire & Humber region of the UK, with the M1, M62 and A1 motorways providing strong interconnectivity with the rest of the country.

The recently expanded Leeds Bradford International Airport provides 3 daily flights to London. Manchester is only 1 hour away by train.

A population of 524,000 makes it the 4th largest metropolitan district in the UK, while the local university and Bradford College have a combined student population of over 38,000.

Bradford's economy has developed faster than the national average since 2008. Extensive investment initiatives include a new £260m shopping centre – the biggest retail centre to open in 2015 - while the economy is projected to grow by 16% to £9.6bn in 2016.



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Bradford’s Learning Quarter

Integrated University & College Development

Bradford’s Learning Quarter is home to both Bradford University and Bradford College, and was developed in partnership with the Bradford Metropolitan District Council.

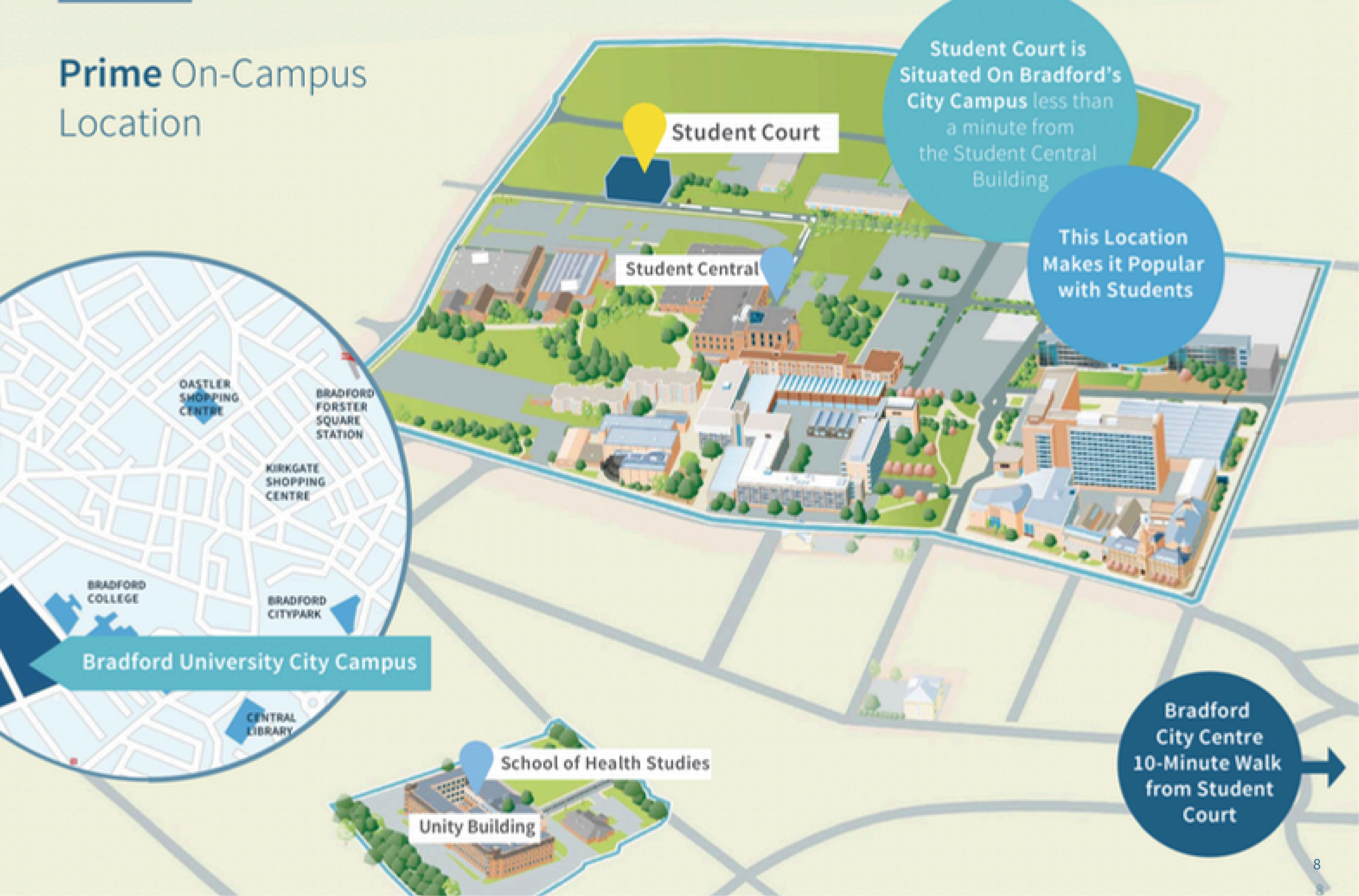
Designed to provide a centre of excellence through design, education and innovation, this £750 million development will underpin the future development plans of these two institutions, including the 30% student population growth outlined in the university’s 2015 development plan.

Student Court is located in the heart of this Learning Quarter on Bradford University's City Campus.

The Learning Quarter also contains a business innovations centre and healthcare facilities, alongside restaurants, bars and leisure spaces. It is currently undergoing a £240m extension, with a range of significant projects in progress.

Bradford CityPark

Prime On-Campus Location



A Critically Undersupplied City

Total Student Numbers

Bradford University has a total student population of 13,620. This is enhanced further by the UK's 4th largest college, which sits adjacent to the university's city campus and boasts a population of approximately 25,000 students.

Only around 60% of students at Bradford College are from the city itself, with 28% coming from other UK cities and EU countries, and 12% from outside the EU (O ice for FairAccess).

This means that the total number of students requiring accommodation in the city is approximately 23,620.

Current Supply

The University of Bradford owns 1,051 purpose built bed spaces, with a further 3,105 private purpose built student rooms.

This means that there are currently only 4,156 purpose built student rooms to accommodate a demand of almost 6 times this figure.

Critical Undersupply of Student Rooms

23,620	4,156	17.6%
TotalStudents Requiring Accommodation	TotalPBSA (Purpose built student accommodations)	Percentage Supply

Supply Shortfall of 82.4% (19,464)

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Financial Overview

Example of a Quality En-Suite Room (purchased for £54,950) – units are available from £48,950 to £69,950.

Purchase	Costs
Purchase Price	£54,950
Fixed Legal Fee	£755
Admin Fee	£250

Operations	During Fixed Income Period
8% (Years 1-2)-Immediate Income	£4,396.00
9% (Years 3-4)	£4,945.50
10% (Years 5-10)	£5,495.00
Management Fees	£0
Service Charge	£0
Ground Rent	£0

UNDERPINNED BY DEVELOPER'S LARGE ASSET BASE

8-10% NET Fixed Income For 10 Years

8% 8% 9% 9% 10% 10% 10% 10% 10% 10%

Zero fees for 10 years

£0 Management Fees

£0 Service Charge

£0 Ground Rent

The 8-10% NET Fixed Income for 10 Years enables buyers to earn hassle free income, while still maintaining complete control over capital.

The onsite management company is highly experienced and incentivised by a performance based contract that encourages a preventative business practice. The property requires no involvement from buyers who can simply wait for the income to arrive in their bank accounts each quarter.

- Fixed legal fee, no hidden extras
- Income paid quartery in arrears
- Incentivised management company
- Prices from £48,950

Hassle Free Income

Buyersreceive 8-10%NET income annually, paid quarterly in arrears. There are zero costs for 10 years, with a professional local company responsible for all property management, where buyers benefit from a fully hands o income with complete flexibility.

Buyer Protection

- Fixed income paid directly into bank account quarterly in arrears.
- Professional management company, on site around the clock, responsible for all property management.
- Fixed income period provides a fully flexible exit strategy.
- All fixed income contracts are asset backed.

Payment Schedule

- £5,000 deposit
- Balance at exchange of contracts (minus deposit)
- Buyers start receiving immediate income of 8% NET (years 1-2), 9% NET (years 3-4) and 10% NET (years 5-10)

Ready Made Exit Strategy

The resale value of any student property will be a factor in its ability to generate income. On deciding to resell a unit, clients can pass on the remaining term of the fixed 10-year income contract to the next buyer. With 8-10% NET yields fixed for 10 years, buyers benefit from fully flexible timing of their resale and large capital growth potential. The high fixed yields also suggest a below market value, enabling them to o er attractive resale conditions to interested buyers.

Exit Scenario: Resale of Ensuite Unit in Year 5
Remember, you choose when to exit. Herald Land are more than happy to assist with resale at any time. We have a steady stream of potential buyers and an excellent track record of securing resale purchases fast; with capital growth.

Capital Growth	Resale Price	Rent Guarantee	Income Conditions for New Buyer
0%	£54,950	£5,495	10.0% NET Income for 5 years
10%	£60,445	£5,495	9.1% NET Income for 5 years
30%	£65,940	£5,495	8.3% NET Income for 5 years
30%	£71,435	£5,495	7.7% NET Income for 5 years
40%	£76,930	£5,495	7.7% NETIncome for 5 years

Attractive Resale Conditions

40%

Even with 40% capital growth on exit, you can still o er returns of 7.14%NET

Remember, You Choose When to Exit

UK's Only NHBC Registered Student Developer

The NHBC (National House Building Council) is the UK's largest provider of new home warranties.

The primary purpose of the NHBC is to raise the construction standards of new homes in the UK, in order to o er enhanced protection to home owners.

With experienced RICS surveyors inspecting key phases of the build, it also provides a guarantee of high build quality.

Without an NHBC Build Warranty, a buyer runs the risk of investing in poor build quality, in the worst case, losing their capital through pre-completion insolvency or costly structural defects.

! We strongly advise against purchasing with a non - NHBC registered developer

NHBC

RICS the mark of property professionalism worldwide

NHBC Buildmark Warranties now cover over 80 percent of new UK houses, yet many new commercial developers are still not covered

- RICS (Royal Institute of Chartered Surveyors) inspection at key phases of the build
- Property insured against structural defects for 10 years
- Built to NHBC's high standards

Quality Onsite Management

Professional property management is central to the attraction of a student property purchase, ensuring that it remains a high yielding and passive investment form.

The onsite property management company maximises occupancy and sustains the high standards of the property. This enables buyers to receive a completely hassle free NET income.

Professional property management is key to thepopularity of a student development, ensuring positive rental growth and sustained high yields.

Being onsite around the clock, the team are able to conduct preventative and reactive maintenance, while ensuring the contentment of the property's tenants.

The interests of the management company are fully aligned with the buyers, being incentivised to ensure 100% occupancy and catalyse rental yield growth.

Mezzino: Meet Your Management Team

MEZZINO

Mezzino is a professional property management company specialising in the management of purpose built student accommodation.

Established in 2010, they manage over 1,300 student rooms across the UK and are responsible for the collection of over £6.4m in rent from a property portfolio with a total value in excess of £60m.

They have developed an established approach to all aspects of property management and have been recognised by ANUK.

ANUK is an accreditation network for the private rented sector.

ANUK ACCREDITATION NETWORK UK

ANUK Accredited
http://www.anuk.org.uk/

Next Steps...

Talk to us today

- Your questions answered
- Availability check
- Reserving a unit

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