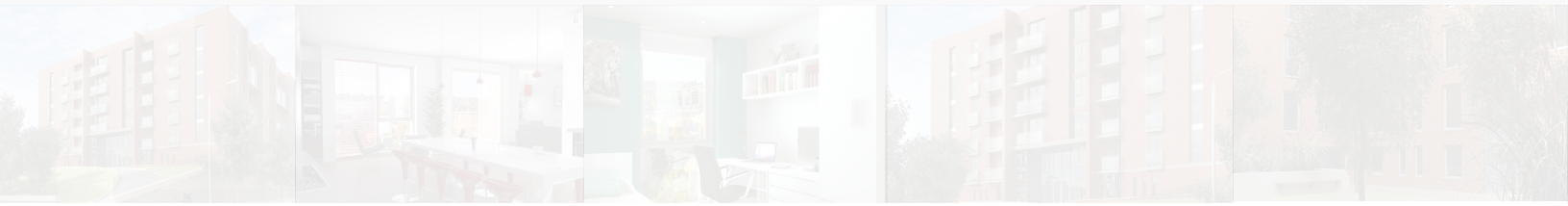




The Quadrant - Agent Product Sheet

Key Facts

Developer	Pinnacle Student Developments (Liverpool) Limited
Development	The Quadrant, Shaw Street, Liverpool, L6 1HS
Price of Units	Ensuite Student Bedrooms: £57,995 Accessible Ensuite Student Bedrooms: £71,995 Studios: from £79,995
Rental Income	Assured rent each year for the first 5 years from £5,220 to £7,200
Length of Lease	999 years
Ground Rent	£500 (subject to review every 5 years)
Reservation Fee	£3,000
Payment Structure	There are 2 options to choose from: Option A: Pay the reservation fee, upon exchange pay 50% (less the reservation fee), then a stage payment of 30% and a final payment of 20% on completion. In the unlikely event of any delay a 4% penalty payment will be paid on deposited funds, from the intended completion date until actual completion. Option B: Pay the reservation fee, upon exchange pay 80% (less the reservation fee) and a final payment of 20% upon completion. With this option you will benefit from a 5% per annum interest payment on all deposited funds from exchange to practical completion.



Key Facts

Exchange Date	May 2014
Estimated Completion Date	September 2015
Legal Fees	£1,125.00 (inc VAT)
Legal Fees (with visit)	£2,154.00 (inc VAT)

What is the address of the Development?

Shaw Street, Liverpool, L6 1HA

How large is the Development?

The whole Development will house a total of 240 student bedrooms and studios over 7 levels.

Is it a new build or a refurbished Development?

It is a new purpose built Development.

What shared facilities are provided?

Each student bedroom will have access to a shared communal area complete with kitchen, dining area and lounge.

The ground floor gives access to;

- Reception with lobby and seating area
- Courtyard with landscaped gardens
- Laundry area
- Cycle storage
- Staff offices
- Bin store

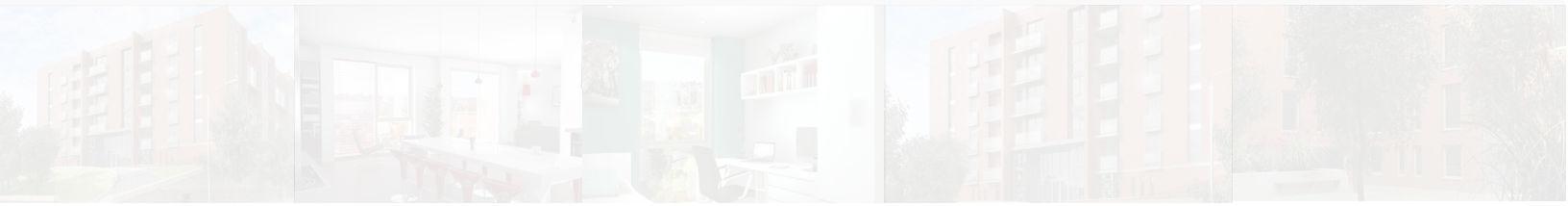
Are the rooms furnished?

Yes. All rooms will be furnished to the highest specification. Please see brochure for room specifications.

How do my clients reserve a Unit?

They complete a reservation form and pay a reservation fee. We have a reservation form for the Development. If you wish, you can use your own reservation form, but please refer to us for prior approval.

The reservation fee can be paid to you (the agent) and passed onto us Pinnacle MC Global Network Ltd or sent directly to us. We can take credit cards subject to a handling fee of 2%.



The standard reservation fee for the Development is £3000 which must be sent to us with the reservation form. Upon verbal or online reservation of a Unit, reservation forms must be received within 48 hours and fees or proof of payment must be received within 3 days. If we do not have reservation forms or fees within this time we may release the chosen Unit to another buyer.

Bank Details

Please send reservations fees to the bank account below. When sending the fee make sure the payment reference is the development name and the Unit number, e.g. 'Quadrant 101'.

Bank: Metro Bank
Account name: Pinnacle MC Global Network
Sort code: 23-05-80
Account number: 13027021
IBAN: GB87MYMB230
BIC: MYMBGB2L

Is there any financing available?

No, because it is a "low-end" purchase and would normally be below lending levels.

When will contracts be issued?

Once we receive the reservation form and fee we will instruct solicitors. The contract will be sent to the buyer once the money laundering and ID checks have been undertaken and client care letter has been signed and returned.

The Developer's solicitor will be:

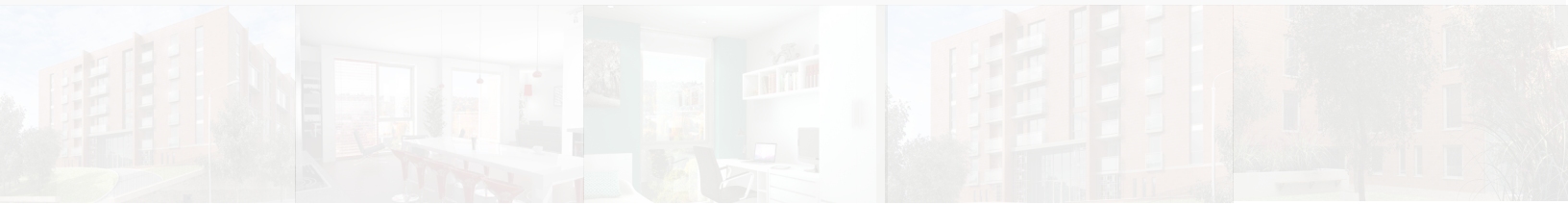
David Roberts of David Roberts and Co, Victoria House, 96-98 Victoria Road, New Brighton, CH45 2JF.

Who will act for your clients?

We prefer buyers to use an independent firm of solicitors appointed from the following panel:-

- FDR Law LLP, 21 Bold Street, Warrington, WA1 1DG
- Scott Fowler, Old Church Chambers, 23/24 Sandhill Road, St. James, Northampton, NN5 5LH
- Maxwell Alves, 75 Farringdon Road, London EC1M 3JY

Our panel solicitors have reported on the title to the Development and are familiar with the transactional documents. This enables them to deal efficiently with buyers' enquiries and ensure that the transaction proceeds quickly and smoothly to exchange of contracts. Panel solicitors are able to send a team overseas if there is a sufficient volume of transactions. If your client wishes to use another solicitor please speak with us to discuss.



What are the legal fees?

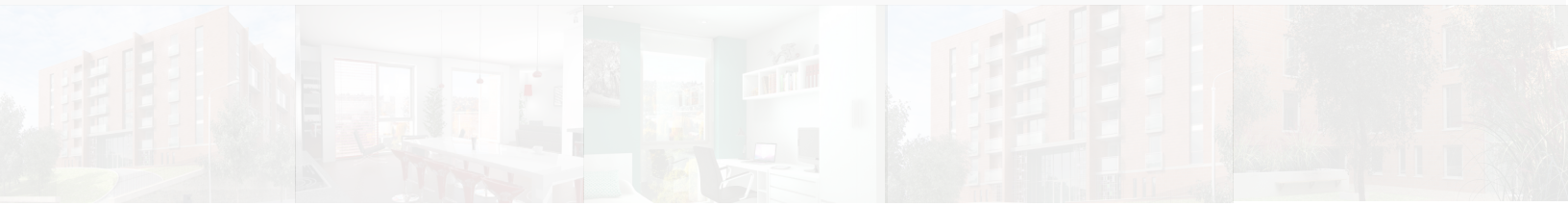
There are two fee structures dependent upon whether the solicitor travels to visit your client.

Fees for acting on the purchase to include travelling to meet your client:

Legal Fees £650 + VAT	£780.00
Document Fee £150.00 + VAT	£180.00
Transfer Fee	£17.00
Disbursements	
Land Registry Unilateral Notice Registration Fee	£40.00
Land Registry Title Registration Fee	£40.00
Land Registry Pre-completion Searches	£3.00
Land Charge Search	£2.00 (per name)
Company Search & Electronic Identification Verification	£5.60
	£1,060.00

Fees for acting on the purchase with no client visit:

Legal Fees £490 + VAT £98	£588.00
International client due diligence check (exclusive of notary fees at local rate) £200 + VAT £40.00	£240.00 (per name)
Document Fee £150 + VAT £30	£180.00
Disbursements	
Land Registry Unilateral Notice Registration Fee	£40.00
Land Registry Title Registration Fee	£70.00
Land Registry Pre-completion Searches	£3.00
Electronic Identification verification	£4.00
Total	£1,125.00



How will the payments be structured?

There are 2 options to choose from:

Option A: Pay the reservation fee, upon exchange pay 50% (less the reservation fee), then a stage payment of 30% and a final payment of 20% on completion.

In the unlikely event of any delay a 4% penalty payment will be paid on deposited funds, from the intended completion date until actual completion.

Option B: Pay the reservation fee, upon exchange pay 80% (less the reservation fee) and a final payment of 20% upon completion. With this option you will benefit from a 5% per annum interest payment on all deposited funds from exchange to practical completion.

How secure is your client's money?

Under the sale contract the buyer will pay 80% of the purchase price (less the reservation fee) upon exchange of contracts or partly upon exchange of contracts and partly by stage payments (depending upon whether the buyer chooses Option A or Option B).

Your client's money will be held by an independent deposit holding company Pinnacle Student Buyers (Quadrant) Limited. Monies held by Pinnacle Student Buyers (Quadrant) Limited will be released upon exchange of contracts to complete the purchase of the Development site and incidental professional fees. Thereafter, further funds will be released as stage payments as the building works progress up to the amount certified by the surveyor appointed to supervise the building works as the value of the works carried out under the building contract.

The payments made by Pinnacle Student Buyers (Quadrant) Limited on the buyers' behalf will be secured by a legal charge over the freehold of the Development site in favour of Pinnacle Student Buyers (Quadrant) Limited.

On practical completion of the building works the buyer will be required to pay the 20% balance of the purchase price and the buyer will be granted a 999 year lease of their Unit at an initial ground rent of £500.00 per annum.

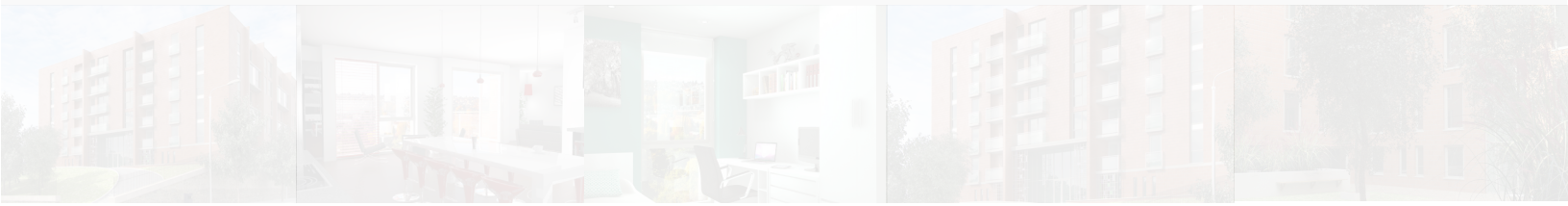
When will the Development be complete?

We anticipate that the building works will start in June 2014 and will be complete September 2015.

How and when will my clients receive their income?

On completion of the grant of their lease the buyer will grant a sub-lease to Student Luxury Living Limited for a period of 5 years. Under the terms of the sub-lease Student Luxury Living Limited will pay:-

- A rent to the buyer of between £4,720 - £6,700 (depending upon the type of Unit the buyer has bought);
- The £500 pa ground rent due to the Developer under the head lease;
- The service charges raised by the Developer under the head lease for the services incurred in maintaining and servicing the building and the common parts.



The rental income will be payable quarterly in arrears by bankers order direct to the buyer's account. Payment of the rent and the other obligations under the sub-lease will be guaranteed by the Developer.

Who will manage the Development?

The Development will be managed by Urban Student Life Limited ("USL") a company which specialises in managing student accommodation. USL will be responsible for:-

- Providing a full tenant sourcing service, including marketing of the unit, conducting viewings and completing all relevant paperwork, referencing and obtaining reservation deposits.
- General day-to-day lettings management including collection of rents, checking students in and out of the unit ensuring a full inventory has been completed to protect the landlord (buyer). USL are the central point of contact for the students.
- Maintenance and cleaning of communal areas; receptions, hallways, kitchens, study areas.
- Maintenance and cleaning of external areas and the appearance of the building.

The cost of provision of these services (including a management charge) will be recouped by the Developer from the buyers through a service charge. The service charge will include a contribution to a sinking fund to cover maintenance and repairs. During the first 5 years the service charge will be re-charged to the sub-tenant, Student Luxury Living Limited.

Who is responsible for maintaining and repairing my client's Unit?

During the first 5 years, Student Luxury Living Limited will be responsible for ensuring that the Unit is kept in good repair and handed back in this condition at the end of the sub-lease.

What happens at the end of 5 years?

At the end of 5 years you will be responsible for the management of your Unit and the payment of the ground rent and service charges.

You are free to manage the Unit yourself or to appoint an agent of your choice. Student Luxury Living will be pleased to discuss the ongoing management or a renewal of the lease of your Unit with you at the end of the 5 year period.

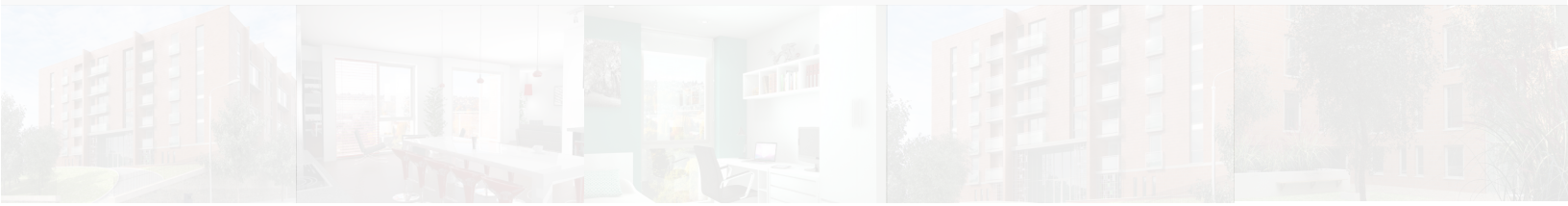
Is the Unit transferable?

The Unit is freely transferable at any time whether during or after the end of the 5 year period.

Do my clients need to pay any tax on their income?

If your client is a UK tax payer they will need to declare this income on their UK tax return.

If they are a non resident landlord they can complete an NRL1i form to apply for their rental income to be paid with no tax deducted.



“Non-resident landlords can apply to receive their rent with no tax deducted on the basis that either: their UK tax affairs are up to date, they have not had any UK tax obligations before they applied, they do not expect to be liable to UK Income Tax for the year in which they apply.” (source: HMRC)

Please see the links below for further information.

<http://www.hmrc.gov.uk/international/nr-landlords.htm#10>

<http://www.hmrc.gov.uk/international/nr-landlords.htm>

No VAT is payable on rental income. We will liaise with your client to assist in the completion of the relevant HMRC forms. *Please note we cannot guarantee that your client's application to receive their rent with no tax deducted will be accepted. If in doubt your clients must take independent advice from a qualified accountant or tax advisor.

Can my clients buy a student unit using a non UK company?

Yes, but in order to proceed with the purchase the buyer's solicitor will need to see the following;

- The company's certificate of incorporation.
- Articles of association
- Company bank statement providing evidence of funds necessary for the purchase
- ID documents for all shareholders who have a 25% or more shareholding in the company. The solicitor will need to see a passport to provide evidence of name and date of birth and a utility bill to provide evidence of address.

Can my clients or a relative live in their chosen Unit?

Yes if they are a student attending one of the universities in Liverpool or have a relative attending one of the universities. In these circumstances however, the buyer will be responsible for the payment of the ground rent and service charge as there will be no sub-lease of the Unit.