



The Paramount

Product Sheet

Key Facts	
Price	Pods From £54,995 and Studios from £74,995
Yield	9% assured for 5 years
Length of Lease	250 years
Ground Rent	£250
Reservation Fee	£3,000
Payment Structure	
Option A:	50% (less the reservation fee) upon exchange, stage payment of 30%, 20% upon completion
Option B:	80% (less the reservation fee) upon exchange, 20% upon completion, with 5% interest per annum
Legal Fees*	£973.69 (inc VAT)
Legal Fees (with visit)*	£1,327.69 (inc VAT)
Document Fee	£180 (inc VAT)
Estimated Completion Date	30th September 2014

*for one buyer



What is the Address of the Development?

London Road, Liverpool, L3 5NF

How large is the development?

The site is approximately 0.59 acres. The development will house a total of 440 units across 10 floors.

Where is the site located?

The site is located on the southern side of London Road in Liverpool, approximately 100m to the east of its intersection with Lime Street. The site is bounded by London Road and Lord Nelson Street to the rear. Lime Street Station is within approximately 50m to the south with access from Lord Nelson Street adjacent to the rear.

Is it a new build or a refurbished development?

It is a new purpose built student accommodation.

What shared Facilities are provided?

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

The ground floor gives access to:

- A large common room Fitness Suite which includes gymnasium, sauna, steam room and plunge pool
- Meeting rooms/multifunction rooms
- Central courtyard and landscaped gardens
- Reception and lobby with seating area
- Security and staff offices
- Pick up/drop of zone
- Laundry area
- Communal toilets
- Cycle store
- Bin store

Are the rooms furnished?

Yes - All rooms are fully furnished. Please see brochure for room specifications.

How do I reserve a property?

You complete a reservation form and pay a reservation fee. We have a reservation form for each development. If you wish, you can use your own reservation form, but please refer to us for 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 this development is £3000 which must be sent to us with the reservation form. Upon verbal reservation of a unit, reservation forms must be received within 24 hours and fees must be received within 3 days.

Bank Details

Bank: HSBC
Account Name: Pinnacle MC Global Network
Sort code: 40-08-22
Account number: 91681435
IBAN: GB54MIDL40082291681435
Swift: MIDLGB22

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 investor once the money laundering and ID checks have been done and client care letter has been signed and returned.

We will appoint a solicitor on your behalf to handle the legal process for you. They will ensure that all the necessary legal searches have been done.

The seller's solicitor will be:

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

The buyer's solicitor will be:

Charles Agar from FDR Law, 21 Bold Street, Warrington, WA1 1DG

Do I have to use Charles Agar from FDR Law as the solicitor?

Yes we need all the investors to use one solicitor as they have agreed the legal pack and it will ensure that the exchanges can take place quickly and smoothly. Charles Agar is a very experienced and highly respected solicitor who is more than capable of dealing with high volume sales. He can handle the exchanges by post or is prepared to visit overseas if there are bulk deals to be signed up. They are more than happy to send a team to any other country providing there is sufficient volume. Alternatively this can be dealt with by email.

What are the legal fees?

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



Fees for acting on the purchase to include travelling to meet the Client:

Legal Fees £985 + VAT £197	£1,182.
Document Fee £150 + VAT £30	£180.00
Disbursements	
Land Registry Unilateral Notice Registration Fee	£50.00
Land Registry Title Registration Fee	£80.00
Land Registry Pre-completion Searches	£8.00
Land Charge Search	£2.00 (per name)
Company Search	£3.00
Electronic Identification verification	£2.69 (per name)
Total	£1,507.69

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	£50.00
Land Registry Title Registration Fee	£80.00
Land Registry Pre-completion Searches	£8.00
Land Charge Search	£2.00
Company Search	£3.00
Electronic Identification verification	£2.69 (per name)
Total	£1,153.69



How will the payments be structured?

We are offering the buyer 2 different payment options:

Option A: The payment will be structured over three installments; 50% (less the reservation fee) of the purchase price (paid at the point of exchange), a stage payment of 30% and a final payment of 20% on completion (estimated completion date 30th September 2014).

For added security you will benefit from a 4.8% p.a. penalty fee should the completion be delayed.

Option B: The payment will be structured over two instalments; 80% (less the reservation fee) of the purchase price (paid at the point of exchange) and a final payment of 20% on completion. You will benefit from a 5% p.a. interest payment from receipt of exchange monies until completion (deducted from the final payment), offering a great return on their investment!

How secure is my deposit money?

At first instance all payments will be held to the order of a company, Pinnacle Student Developments Limited. This Company will be independent of the Developer to the effect that the payments can only be used incidental to the acquisition of the land and the works carried out on the land. The effect of this is that the funds cannot be applied for any other purpose other than for the Pinnacle Student Developments. Pinnacle Student Developments Limited will have a charge on the land so that all money held is secured against the title to the land until release pursuant to the contract. The terms of which funds are released are such that upon exchange of contracts funds can be released only for the purpose of transferring title of the Land to the Development Company and for the professional fees incidental to the acquisition together with the statutory payments to be made pursuant to the acquisition. Thereafter, funds can only be released to the Developer as the building works progress which release will be by way of Architects Certificate pursuant to the Developers building contract.

Upon completion of the works the Developer can call upon the completion of the various sales at which point the Buyers will receive their 250 year Lease together with a management agreement and occupational agreement to cover the management and income return.

When will it be occupied and when will I receive my income?

Urban Student Life (USL) will manage the development. They will be working with education providers in the Far East as well as local students to ensure that the rooms will be let as soon as possible following completion. The assured yield will be paid quarterly from completion direct into the purchaser's bank account.

Does the buyer need to pay any tax on top of their income?

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

If they are non- resident they can take apply to HMRC to receive their rental income 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 they are not liable to pay UK tax because they are sovereign immunes (these are generally foreign Heads of State, Governments or Government departments)"



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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. The rent will be paid by our lettings company Harper Brooks. They will pay the rent to your investors designated account anywhere in the world on a quarterly basis. We will liaise with the investor to assist in the completion of the relevant HMRC forms. *Please note we cannot guarantee that the investor’s application to receive their rent with no tax deducted will be accepted.

Can I buy a student unit using a non UK company?

In order to proceed with the purchase the 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. We will need to see a passport to provide evidence of name and date of birth and a utility bill to provide evidence of address.

Who will manage the development?

The development will be managed by Urban Student Life - Managing a student development is a specialist area. The management costs are around 24%. This covers all management and service charges plus a sinking fund. This includes staffing costs, marketing, health and safety, cleaning and housekeeping, utilities and office services. Deposits are taken from the students to cover wear and tear of the individual apartments.

Can the buyer live in their chosen unit?

No, not unless they are a student themselves attending one of the Universities in Liverpool. They would have to pay the management fee.

Exit Strategy

The student accommodation market is very young, so to date there are not many re sales on the market. Because the investment offers such a high yield we envisage that the majority of investors will want to hold onto their investment long term. The yield is assured for 5 years at 9% (net) not including the £250 ground rent. The buyer could sell their unit via an agent in the UK or overseas. Fees in the UK could be 3-5%. Legal fees to sell could be £700- £900 approx.