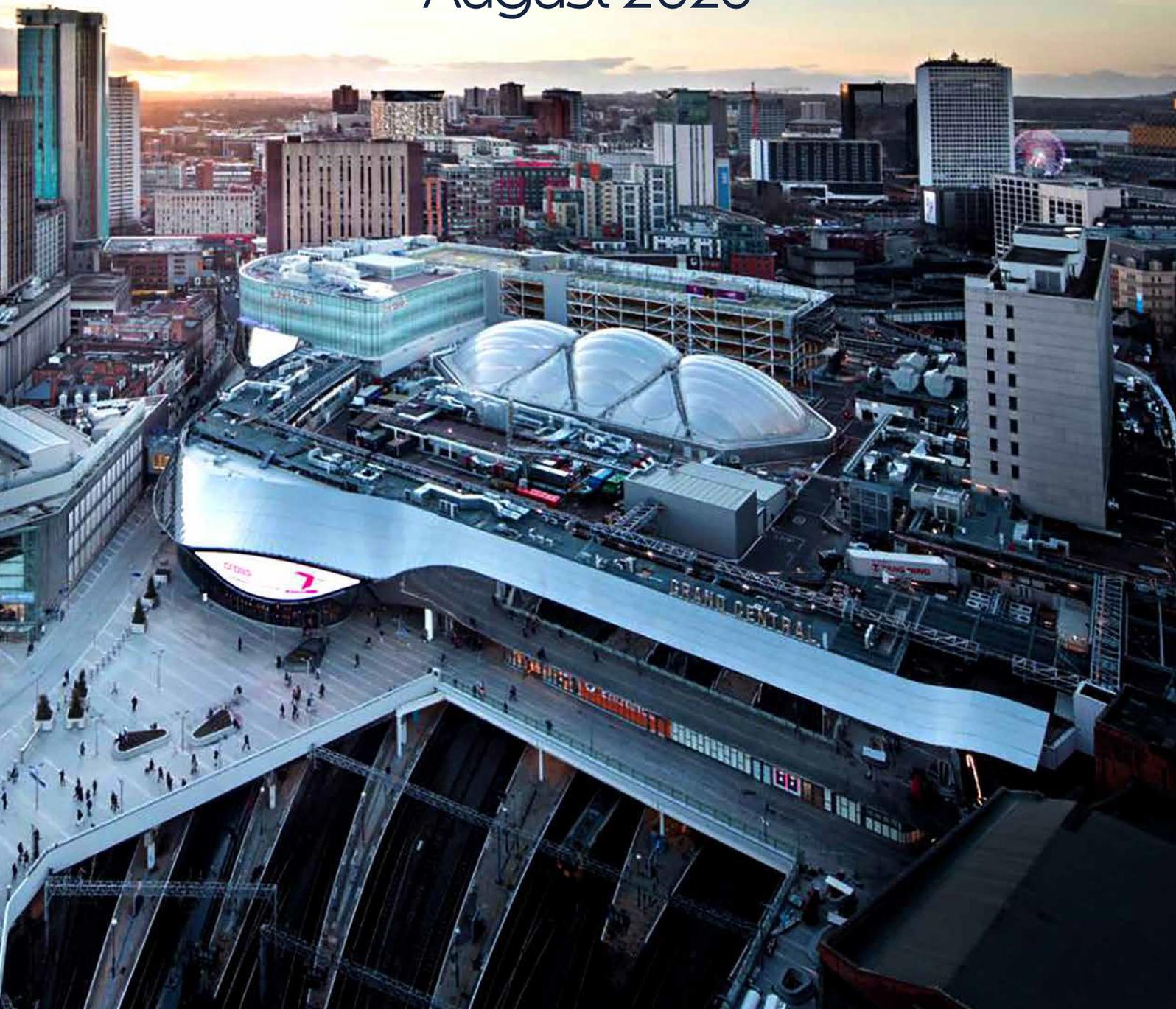


# Loan Note Record

August 2020





Since we launched our first loan note in March 2017, we have raised a grand total of £41,349,850 across 16 loan note projects with Prosperity. Over 300 clients have invested in one or more of the Prosperity loan notes.

In 2019 alone, we raised a total of £12,333,600. However, we have already surpassed that in 2020, with an incredible £12,697,250 having been raised and completed on year to date!

To date, we have redeemed capital of £10,600,000 with clients being so delighted with their returns there is an average rollover retention rate exceeding 50%.

Since our first project, a grand total of £2,510,465 of interest has been paid out to clients through redemptions and quarterly & bi-annual interest options.

As of the end of Q3 2020, £1,352,941 of the above has been paid out to all clients who have chosen to receive either the quarterly or bi-annual interest.



## LOAN NOTES

2020 has been a strong year so far, with multiple tranches in a total of **six** loan note projects completed on, raising an incredible **£12,697,250** year to date. Included in this figure is funds from two rollovers in 2020; the redemption of Bradford House, where **62%** of clients were so happy with their returns that they rolled over their capital into the Smithfield House loan note, and Prosperity/Varity House where **48%** of clients rolled over into a further project!

### 2020 COMPLETIONS SO FAR

Smithfield Square



Moseley Gardens (3)



Park View



Smithfield House



B5 Kent Street (3)



Severn House



### IN THIS CURRENT CLIMATE - WHY LOAN NOTES?

Secured Loan Notes provide an excellent investment return for investors, especially in **today's low interest rate environment**. See below what Prosperity's founder & Chairman, Joe Billingham, has to say:

*"Certainly we all appreciate that real estate is a far less volatile investment than other investment classes. Whilst there is no doubt we are witnessing almost unprecedented volatility within the financial markets right now, real estate in contrast, is a 'real' asset with a real residual value and thus provides a much more secure position for investors. We have no systemic issues underlying within our sector and as you know, Prosperity is a well-founded business with low gearing, a strong land based asset base and balance sheet, low and adjustable overheads and a full order book."*



## CURRENT LOAN NOTES

### Moseley Gardens (3) Secured Loan Note *The Success Story*

Moseley Gardens comprises of 67 high specification apartments and lies in the Digbeth area of Birmingham. Digbeth is a lively, creative hub on the east side of the city centre, currently undergoing a large redevelopment scheme and is within easy reach of some of Birmingham's most iconic postcodes: Grand Central Station, The Bull Ring and The Mailbox.

PIP were appointed the senior lender to fund the construction phase, meaning first charge security for clients, whilst experiencing returns of 8.5% per annum.

*We have experienced phenomenal success with this investment, and we are delighted to share that we are now fully subscribed at this site. This means that together we have raised a staggering £11.2m to fund the construction, against a gross development value (GDV) of £14.9m.*

### Severn House Secured Loan Note *Latest Opportunity*

Investing at Severn House enables clients the chance to invest alongside the developer for an anticipated term of 24 months, whilst generating returns of either 8% per annum, paid quarterly, or 8.5% per annum, paid upon redemption.

PIP is the senior lender on this development, with a total raise of up to £5.4m. Clients will have first charge security over the assets of the company, comprising pre-sales of £8m. The purpose of the loan is to extend the head lease interest with Birmingham City Council, provide working capital to the scheme and fund the construction phase.

## EXTENDED LOAN NOTE UPDATE

### One BHM

Original redemption: *October 2019*

**£330,000 has been redeemed to date.**

Following the committee meeting held on the 4 June 2020, **we are delighted to announce that the planning application has been accepted.**

Given the extra height bestowed upon the tower, combined with its importance to Birmingham's prestigious Jewellery Quarter, Prosperity have decided to combine these cues and re-name the development **J.Q.Rise**.



The land facility that is in place with Fortwell Capital is expected to take effect at the end of October, prompting the redemption of the loan note.

We will be offering investors here the chance to rollover into the Severn House Senior Loan Note, which has an anticipated term of 24 months and offers another incredible return of 8% per annum, paid quarterly; or 8.5% per annum, payable upon redemption.

In the meantime, clients will continue to accrue interest of up to 8.5% per annum, up to the date of redemption.

These are excellent short term investment options for investors who have money in the bank making very little by way of returns in today's low interest rate environment. They are also perfectly suited for those who like the concept of property investment but have chosen not to invest at this time.

**To invest, get in touch with the PIP team today on 01603 268083 or email [info@propertyip.net](mailto:info@propertyip.net)**



**PROSPERITY**  
DEVELOPMENTS

Further information on all of our investment opportunities  
are available through the PIP team

+44 (0) 1603 268 083  
[info@propertyip.net](mailto:info@propertyip.net)