



LYNG DEVELOPMENT, NORFOLK

8.75% Senior Secured Loan Notes

A bespoke, high-specification development of just 4 luxury detached family residencies located in the picturesque village of Lyng, Norfolk



DISCLAIMER

The information contained in this document and any other publications referred to herein are for guidance purposes only. Strand Properties (Norfolk) Limited ("Strand Developments") has taken reasonable efforts to ensure that the information contained in this document is correct at the time of publication and may be updated at any time. The information contained in this document is provided on an "as is" basis and Strand Developments does not make any representations and disclaims to the extent permitted by law all express, implied and statutory warranties of any kind in relation to any information provided in this document, including warranties as to accuracy, timeliness, completeness, performance or fitness for a particular purpose. Accordingly, Strand Developments accepts no liability for the results of any action taken or omitted, in reliance upon information provided in this document.

The information in this document is not a promotion of any investment activity and is not a substitute for general or specific legal or financial advice. Information in this document is in no way intended as an attempt to market or offer to buy or sell, or a solicitation of an offer to sell, any type of financial instrument, by any person in any jurisdiction in which such an offer or solicitation is not authorised, or in which the person making such an offer or solicitation is not qualified to do so, or to any person to whom it is unlawful to make such an offer or solicitation. Advice from a suitably qualified professional should always be sought in relation to any particular matter or circumstances and any investment decision should be made solely on the basis of a careful review of the Loan Note Instrument.

This document has been prepared for information purposes only and is not, nor is it intended to be, a Prospectus for the purposes of Section 85 of the Financial Services and Markets Act 2000 ("FSMA") and is exempt from such by section 86(1)(c) Prospectus Directive Amending Directive (2010/73/EU). In particular, this document is not an "offer of Notes to the public" pursuant to Directive 2003/71/EC (and amendments thereto) (the "Prospectus Directive").

The content of this promotion has not been approved by an authorised person within the meaning of the Financial Services and Markets Act 2000. Reliance on this promotion for the purpose of engaging in any investment activity may expose an individual to a significant risk of losing all of the property or other assets invested.

This document is intended for distribution solely to qualified investors such as Investment professionals, certified high-net worth and certified sophisticated Investors. Persons who do not meet this criteria should not rely on any information contained within.

ABOUT LYNG

Located in the picturesque county of Norfolk, Lyng is a charming village with essential amenities including a pub, convenience shop, garage, primary school, and post office. Situated just 7 miles from Dereham and 4 miles from Reepham, residents benefit from proximity to both towns and access to Reepham High School. Additionally, Lyng is conveniently positioned within a 12-mile radius of the historic Cathedral City of Norwich.

Norwich is celebrated for its magnificent Norman cathedral, boasting the largest cloisters and second tallest spire in England, along with a stunning collection of 1,200 intricately carved stone roof bosses—a significant medieval art treasure.

Embracing its rich heritage alongside modernity, Norwich stands as a symbol of Britain's complete medieval cities. As the capital of East Anglia, it offers a unique blend of historical allure and contemporary sophistication, solidifying its position as a thriving urban centre.



ABOUT THE DEVELOPER

Strand Development Limited ("Strand") has built its reputation on the provision of professional construction services such as quantity surveying, estimating, and project management. After many years of guiding clients, Strand transitioned to offer comprehensive development services as a principal contractor.

Today, Strand has become a distinguished local developer known for crafting top-tier homes that are in high demand, creating modern open spaces while retaining a cosy family ambiance. Their skilled craftsmen produce uniquely identifiable and beautiful residences.

www.strand-development.co.uk



LOAN NOTE SUMMARY

Teaming up with Strand Development Limited (through its SPV...Strand Properties (Norfolk) Limited), Property Investor Partnership ("PIP") offers a secured loan note for investors, targeting an 18-month investment term and offering an attractive 8.75% annual yield. As the Senior Lender, PIP will provide acquisition and development finance of up to £3.15m (excluding interest), secured against £4.4m of development asset value available at completion (71.59% net Loan-to-Value).

Nestled within the desirable village of Lyng, Norfolk, this development presents four meticulously crafted 5-bedroom luxury residences, showcasing traditional construction methods alongside modern comforts and sustainability features. Set within an exclusive gated community, privacy and security are paramount for discerning homeowners.

Each residence spans an impressive 3500 square feet and is enveloped by meticulously landscaped half-acre gardens, providing a tranquil outdoor haven. Inside, meticulous attention to detail is evident, with high-quality

Porcelanosa ceramic tiles and sanitaryware adorning the bathrooms, complementing the underfloor heating system powered by an air source for year-round comfort.

The open-plan living spaces boast bespoke handmade in-frame kitchens with luxurious 30mm quartz worktops and convenient Quooker taps. Integrated white goods and a pantry cater to modern living needs. For sustainability-minded residents, solar panels, a solar storage battery, and an electric car charger minimize energy costs and environmental impact.

These exceptional properties offer the pinnacle of luxury living, seamlessly blending traditional craftsmanship with contemporary amenities. With its coveted gated location and premium features, this development presents a rare opportunity for those seeking comfort, style, and sustainability in one exquisite package.



REASONS TO INVEST:

- Earn 8.75% per annum for up to 18 months
- Yield is paid as a single bullet payment upon repayment of capital
- Senior-ranking debenture over the borrower to include:
 - A fixed senior charge over the development asset.
 - Floating charges over all existing and future cashflows.
 - Floating charges over all other company assets and undertakings.
- Clear exit strategy, upon sale of the properties
- No upfront fees
- Minimum investment of £10K

THE LYNG PROJECT DEVELOPMENT APPRAISAL

	GBP (£)
Gross Development Value	£4.4M
Net Loan-to-Value ("LTV")	71.59%
Gross LTV (Including Interest)	78.03%
Net Scheme Profit	£966K
Profit on Cost	28.15%
Profit on GDV	21.96%



TRANSACTION COUNTERPARTIES

Developer

Strand Development Limited
<https://strand-development.co.uk/>



Security Trustee & Investment Servicer

Property Investor Partnership



Legal Counsel

Howes Percival
<https://www.howespercival.com/>



KEY INVESTMENT TERMS

Loan Note Issuer	Strand Properties (Norfolk) Limited
Investment Type	Secured Loan Note
Investment Status	Senior-Secured (1st Charge) Debt under English Law
Investor Yield	8.75% per annum Paid as a single bullet payment on maturity
Investment Term	Up to 18 months
Call Option	The Notes can be redeemed before the Repayment Date at the option of the Issuer. Interest shall accrue and be paid up to and including the date of repayment.
Transferability	Freely transferable
Minimum Investment	£10K (increments of £1K thereafter)
Purpose of Loan	Acquisition & Development Finance for the development of 4 detached residencies with a net GDV of £4.4M (as at July Dec 2024)
Investor Security	A debenture is granted to the Security Trustee providing fixed and floating charges over the Loan Note Issuer. These charges capture all assets, cashflows and other undertakings of the borrower, including all legal rights to Secured Assets.
Exit Strategy	Between 8-12 month construction period, plus further 6 months to sell and complete all properties.

FCA Risk Warnings

Due to the potential for losses, the Financial Conduct Authority (FCA) considers this investment to be high risk.

What are the risks?

1. You could lose all the money you invest

- If the business you are investing in fails, there is a high risk that you will lose your money. Most start up and early-stage businesses fail.
- Advertised rates of return aren't guaranteed. This is not a savings account. If the borrower doesn't pay you back as agreed, you could earn less money than expected. A higher advertised rate of return means a higher risk of losing your money. If it looks too good to be true, it probably is.
- These investments are sometimes held in an Innovative Finance ISA (IFISA). An IFISA does not reduce the risk of the investment or protect you from losses, so you can still lose all your money. It only means that any potential gains from your investment will be tax free.

2. You are unlikely to be protected if something goes wrong

- Protection from the Financial Services Compensation Scheme (FSCS), in relation to claims against failed regulated firms, does not cover poor investment performance. Try the FSCS investment protection checker here.
<https://www.fscs.org.uk/check/investmentprotection-checker>
- Protection from the Financial Ombudsman Service (FOS) does not cover poor investment performance. If you have a complaint against an FCA regulated firm, FOS may be able to consider it. Learn more about FOS protection here.
<https://www.financialombudsman.org.uk/consumers>

3. You are unlikely to get your money back quickly

- Many bonds last for several years, so you should be prepared to wait for your money to be returned even if the business you're investing in repays on time.
- You are unlikely to be able to cash in your investment early by selling your bond. You are usually locked in until the business has paid you back over the period agreed.

4. Don't put all your eggs in one basket

- Putting all your money into a single business or type of investment for example, is risky. Spreading your money across different investments makes you less dependent on any one to do well.
- A good rule of thumb is not to invest more than 10% of your money in high-risk investments.
<https://www.fca.org.uk/investsmart/5-questions-ask-you-invest>
- If you are interested in learning more about how to protect yourself, visit the FCA's website here.
<https://www.fca.org.uk/investsmart>



Norwich Office: Creation House, 7a Alkmaar Way, Norwich International Business Park, Norwich, NR6 6BF
Telephone: 01603 268083 Email: info@propertyip.net www.propertyip.net