

SOUTHSIDE RESIDENCES

Investment Snapshot

INVESTMENT OVERVIEW

INVESTMENT SUMMARY

- ROI (per annum)
 - 8.0% (income)
 - 9.0% (growth)
- Minimum Investment: **£10,000**
- Interest Payments
 - Paid quarterly (income) or
 - Bullet payment on redemption (growth)
- Term: ~30 months



INVESTMENT OPPORTUNITY

DEVELOPMENT:

Southside Residences is a boutique 146-unit residential development located in Birmingham city centre, within the vibrant Southside district. The scheme comprises high-quality one, two and three-bedroom apartments designed for modern urban living.

LOCATION:

Located on Kent Street in Southside, one of Birmingham's most dynamic and culturally rich neighbourhoods, within walking distance of New Street Station, Bullring and Selfridges.

The scheme sits within Birmingham city centre, benefiting from the wider Southside regeneration and proximity to the £1.9bn Smithfield regeneration, one of the city's most significant development zones.

DEVELOPER:

Established in 2007, Prosperity is a Birmingham-based developer with a strong track record of delivering residential schemes across the UK. The group has completed over 40 projects with a combined GDV exceeding £500m and operates a fully integrated platform spanning development, sales, lettings and property management.



PROSPERITY
DEVELOPMENTS



CAPITAL STRUCTURE & NOTE ISSUER

The development is funded via a senior secured loan note facility of up to £26.5m, issued by Prosperity Southside Residences Limited, a dedicated SPV within the Prosperity Group established for the Southside Residences scheme.

The issuer holds the development asset and is responsible for delivery, with repayment supported by the sale and completion of residential apartments.

Investors benefit from fixed and floating charges over the development asset, including all existing cashflows and future revenues. The structure is further supported by subordinated Group support, providing alignment of interest and an additional layer of downside protection.



Disclaimer

The information contained in this document has been prepared for guidance purposes only and is subject to change without notice. Whilst reasonable care has been taken to ensure that the information is accurate at the time of publication, no representation or warranty (express or implied) is given as to its accuracy, completeness or reliability.

This document is provided on an "as is" basis and neither the issuer nor any of its associated companies accepts any liability for any loss or damage arising directly or indirectly from reliance on the information contained herein.

This document does not constitute an offer to sell or a solicitation of an offer to buy any investment, nor should it be relied upon as the basis for any investment decision. It is not intended to constitute, and should not be construed as, financial, legal or tax advice. Prospective investors should seek independent advice from a suitably qualified professional before making any investment decision.

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



PROJECT METRICS SUMMARY

DEVELOPMENT METRICS

- Gross Development Value (GDV): £41.0m
- Total Units: 146 apartments
- Profit on Cost: c.25%

FUNDING METRIC SUMMARY

- Loan Note Facility: £26.5m
- Loan to GDV (LTGDV): ~64.5%
- Purpose: Development finance

SECURITY COVERAGE

- Expected Completion Proceeds: £31.35m
- Loan Facility: £26.5m
- Sales Coverage: 1.18x
- Surplus to Debt: £4.85m

Forecast sales proceeds are expected to provide approximately 1.18x coverage of the loan facility, equating to a surplus of c.£4.85m before costs and interest, supporting both capital repayment and accrued returns.