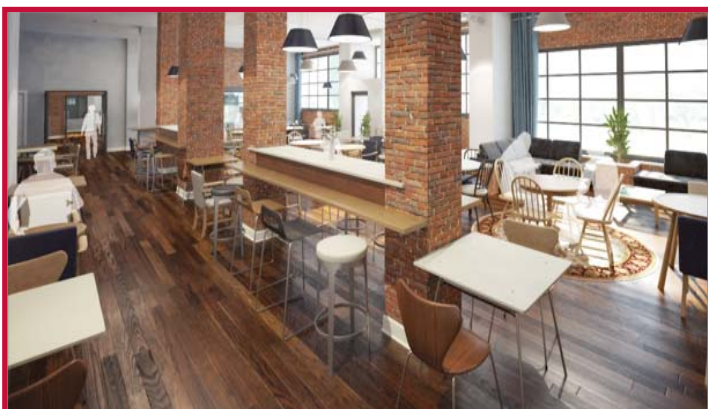
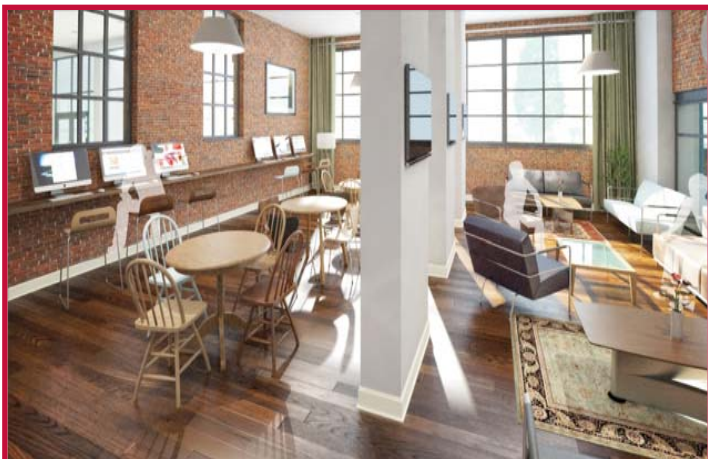


FOX STREET VILLAGE

FROM
£45,000

- Premium Investment Opportunity
- Residential
 - Studios
 - En-suites
 - 2, 3, 4 & 5 Bed Cluster Apartments
- Car Parking
- Unlimited Exit Strategies

primesite™
DEVELOPMENTS



The Development

As we evolve our Student projects a little more with each development 'Fox Street Village' brings not only a standard of living but also a standard of investment that outweighs Any other Student or residential scheme previously seen, or currently available on the market.

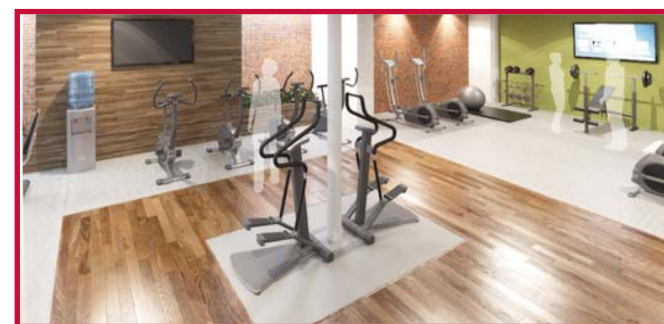
Fox Street Village is a development located in the New and all familiar £150m 'Jennifer Project'; (see page 7 for further details)

The Scheme will see the transformation of the Old 'Swainbanks Antique Furniture' building by not only retaining the beautiful historic architectural features, but also perfectly infuse them with a modern contemporary build extension.

With full residential planning and perfectly located within our very own City of Liverpool, Fox Street Village will see 150 self Contained Luxury Studios and 80 Ensuite Bedrooms collated into 30 self contained apartments.

With many onsite facilities including; Car Parking, Central Reception with vending machines, Gymnasium, Yoga Studios, Communal Rooms, Communal Lounges and a Cafe Bistro, our accommodation is perfectly designed for Students at every level of their education;

- Pre- Graduates
- Under Graduates
- Post Graduates
- Trainee Doctors and Nurses
- Apprentices



Fox Street Village will be one of the safest and most dynamic investments to date by dramatically enlarging the potential lettings market from everyday 60,000 current student sector to the whole Market of potential tenants.

The Opportunity

- Purchase a Studio for £54,950
- Purchase an en-suite for £45,950
- Purchase a Cluster (multiple en-suites) for £45,000
- 2,3,4 & 5 cluster bedroom apartments
- Unlimited Exit Strategies
- 250 Year Leasehold
- 2 Year Rental Assurance Paid Quarterly
- Rent to whole of the market
- Fully Self Contained Studios
- Fully Furnished
- Fully Fitted En-Suites
- Fully Fitted Kitchen
- Car Parking Spaces
- Fully Managed Investment
- Exceptionally Large Accommodation
- Units Over 30 Sq Mtrs
- Many Onsite Facilities Include:

Reception
Communal Rooms
Vending Machines
Communal Lounge
Gymnasium
Café Bistro
Yoga Studios
Wifi



- Free Communal Kitchens & Lounges when purchasing en-suite Clusters
- Successful & Proven Developer
- Long Standing & Successful Management Company (Derwents)
- Excellent Location
- Walking distance to main Bus/Coach/Train Station/Hospital/University
- Perfectly placed for easy access into City Centre
- Completion August 2016

**** SPECIAL OFFER ****

Purchase more than one En Suite unit and receive the communal areas free!!! This incentive will offer 2, 3, 4 and 5 bedroom cluster apartments at 40% – 50% less than the market value for a standard Residential apartment. In addition; due to the rental income received for en suite rooms being higher than renting a room in a standard residential apartment – This special deal will also mean your rental return will be up to 40% higher than the market average. This style of unit will also mean you have no limitations for any future exit, rental or sale.

Please hurry to take advantage of the above offer as limited units available



Ease of Purchase

Each self contained suite shall be sold on a leasehold basis of 250 years with a variety of different accommodation styles and prices. The scheme provides an opportunity for individual investors to enter this lucrative sector at an affordable level, whilst receiving the maximum current market yields.

2, 3, 4 & 5 Cluster Apartments £45,000

- Choose Your Desired Unit
- Secure This Unit With £5000 Res Fee
- Complete and Sign Reservation Form
- Exchange Contracts In 28 Days
50% less reservation fee- £17,500
- 6 months 25% - £11,250
- Remainder 25% on Completion- £11,250
- Rental Income £110PW For 52 Weeks
- Gross Rent £5720
- Maintenance and Management £875
- Ground Rent £250
- Net Return £4595 Paid Quarterly
- 10.2 % Net Return

En-Suite Bedrooms £45,950

- Choose Your Desired Unit
- Secure This Unit With £5000 Res Fee
- Complete and Sign Reservation Form
- Exchange Contracts In 28 Days
50% less reservation fee - £17,975
- 6 months 25% - £11,487.50
- Remainder 25% on Completion - £11,487.50
- Rental Income £110PW For 52 Weeks
- Gross Rent £5720
- Maintenance and Management £875
- Ground Rent £250
- Net Return £4595 Paid Quarterly
- 10% Net Return

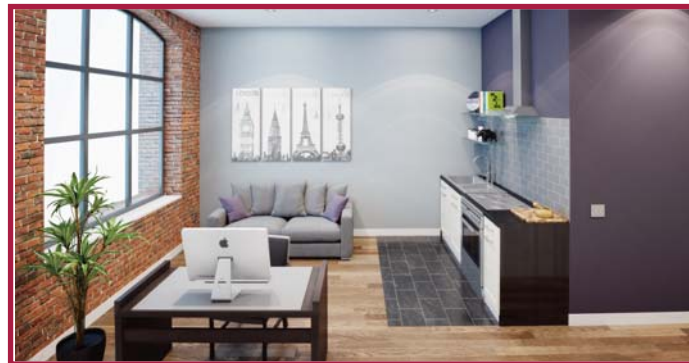
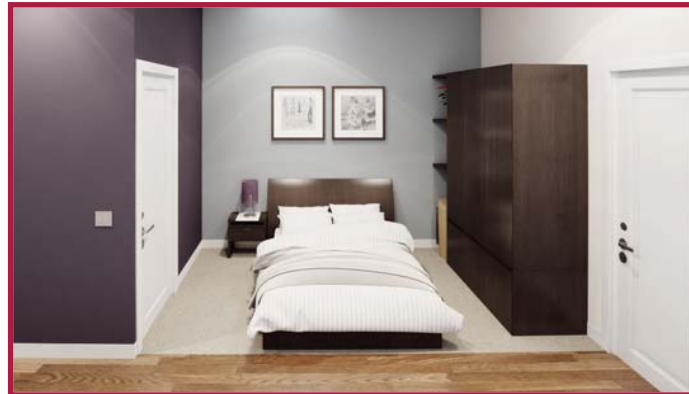
Studio Apartments £54,950

- Choose Your Desired Unit
- Secure This Unit With £5000 Res Fe
- Complete and Sign Reservation Form
- Exchange Contracts In 28 Days
50% of less reservation fee-£22,475
- 6 months 25% - £13,737.50
- Remainder 25% on Completion - £13,737.50
- Rental Income £140PW For 52 Weeks
- Gross Rent £7280
- Maintenance and Management £1535
- Ground Rent £250
- Net Return £5495 Paid Quarterly
- 10% Net Return

Specification

Communal Areas

- Reception
- Managers Office
- Fob Access for Security
- CCTV
- Full Wi-Fi
- Post Boxes
- Furniture for Ground Floor
- Communal Rooms / Lounges
- Entrance Foyer
- Games Lounge Including Wall Mounted TVs
- Gymnasium
- 8 Person Passenger Lifts
- Cycle Stores
- Communal Gardens
- Access to onsite amenities
- Convenience Store
- Café Bistro
- Hair Salon
- Yoga Studios
- Carpet to Rooms and Corridors
- Non-Slip Vinyl Flooring to Stairs



Studio

- Integrated Kitchen
- High Gloss Units
- Stainless Steel Sink
- Fridge with Freezer Compartment
- Hob and Oven
- En-Suite
- Bedside Table
- Wardrobe
- Study Desk, Chair & Tub Chair
- Coffee Table
- Dining Table and 2 Chairs
- 32 inch Wall Mounted TV and Bracket
- Roller Blind
- Carpet/Kitchen to have Non-Slip Vinyl
- Crockery – Dinner Plate, Side Plate & Bowl
- Cutlery– Knife, Fork, Spoon and Tea Spoon
- Bath Towel & Hand Towel
- Double Bed and Mattress
- 2 Pillows – and 2 Pillow Cases
- Fitted Sheet
- Flat Sheet
- Duvet

Specification

Cluster Bedroom

- En-Suite
- Double Bed and Mattress
- Bedside Table
- Wardrobe
- Study Desk and Chair
- 32" Wall Mounted TV & Bracket
- Roller Blind
- Carpet
- Bath Towel & Hand Towel
- 2 Pillows – and 2 Pillow Cases
- Fitted Sheet, Flat Sheet & Duvet
- Crockery – Dinner Plate, Side Plate & Bowl
- Cutlery– Knife, Fork, Spoon and Tea Spoon

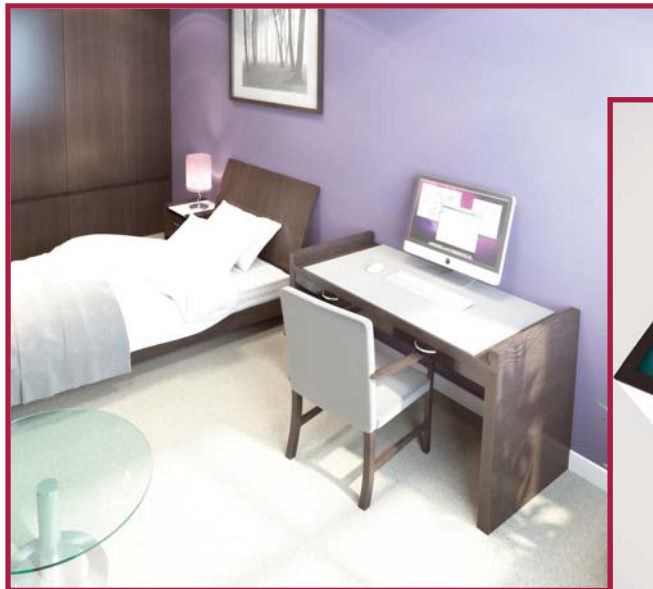
En-suite

- WC & Sink,
- Walk In Shower
- Linoleum Flooring
- Wall Tiles to Shower & Sink Splash Back



Cluster Lounge

- Integrated Kitchen
- High Gloss Units
- Stainless Steel Sink
- Fridge with Freezer Compartment
- Hob and Oven
- 2 Seater Sofa (additional sofa in Larger 3, 4 and 5 Bed Clusters)
- Coffee Table
- Dining Table and 4 Chairs
- 32 inch Wall Mounted TV and Bracket
- Roller Blind



Project Jennifer

Project Jennifer is a £150 million pound mixed use Programme recently approved by Liverpool City Council.

The plans, all now approved, will see the Scheme created on a 45 acre site to the North of Liverpool City Centre at Great Homer Street set for completion 2016.

Named after the daughter of the Auxiliary Bishop of Liverpool; Tom Williams who suggested the name in his former role as a local Parish Priest as a symbol to bring the neighbourhoods Catholic and Protestant communities together.

With the New State of the Art School, Notre Dame Catholic College opened in September 2013 - Project Jennifer and the regeneration of Great Homer Street captivated one of the major Supermarkets; with a 250 year lease commitment from Sainsbury's.



Project Jennifer

In addition the scheme will not only house Liverpool's largest 110,000sq ft Flagship supermarket but also;

- 80,000 sq ft of New Retail including small – Medium and large Shops
- A Brand New indoor and Outdoor Market
- A new District Centre
- 500 New Homes
- New medical and Care Facilities
- Huge Improvements to the local environment
- 900 Free Car Parking Spaces
- Petrol filling station
- New and improved Transport links to Everton Park
- Create 1,000 jobs



Greatie

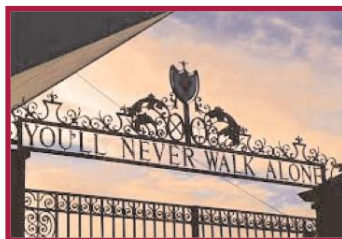
Liverpool's 180 year old Great Homer Street market 'Greatie' is to be relocated, the Cities planners have ruled. Work is underway on the relocation to a new £2.2million facility on Dryden Street.

Demolition work has started at 18 – 22 Dryden Street, creating space for the delivery of the new outdoor market with 178 outdoor stalls, some of which will be covered by a canopy to provide shelter from the elements.

The new market – being built by Kier Construction – will also see an exciting build at 16 Dryden Street being refurbished, to provide space for 78 indoor stalls, a Cafe area, toilet facilities and offices.

The existing market site is being released for re development as part of Project Jennifer Regeneration Scheme, which will revitalise the area and bring in major investment.

North Liverpool has its advantages – it is close to the docks and Liverpool City Centre, where commercial and residential activity is booming!!!

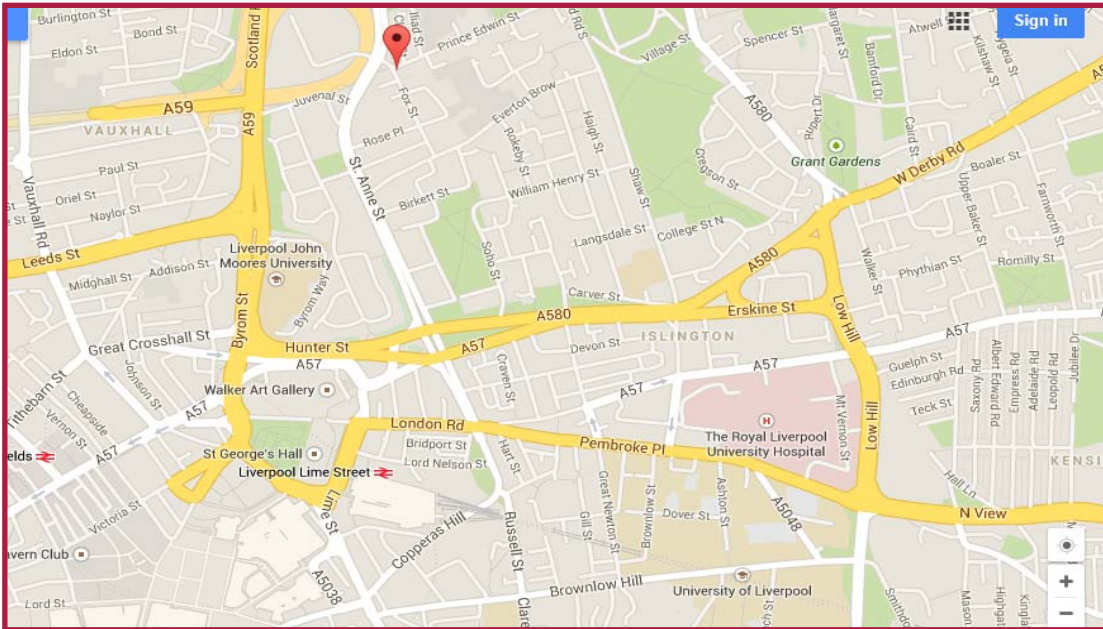


There are major transport links through the area. It houses our two major premier football clubs – Liverpool and Everton. New developments include Liverpool's community College for construction and Engineering with further proposals to include the redevelopment of the Central and Stanley Dock, a new business park and a new football stadium.

Paul Batho – Project Director at St. Modwen said; “This scheme has been much needed and wanted by the local community for many years. These important milestones will mean that people can expect to see activity accelerating on the site over the next few months as we near the ground breaking ceremony, which will mark the achievements of this major partnership regeneration project”.

Liverpool City Councils cabinet member for regeneration, Councillor Malcom Kennedy said; “Project Jennifer is an important progression for North Liverpool and will regenerate an area in need of investment and development. We are looking forward to seeing this vital scheme delivered, which will make a massive difference to people's lives – breathing new life into the area, providing first class facilities and creating new jobs”.

Location



- Albert Dock 10 Minute Drive
- Liverpool Empire 10 Minute Walk
- 5 Billion Peel Project Scheme 10 Minute Drive
- Royal Liverpool Dental Hospital 15 Minute Walk
- Liverpool School of Tropical Medicine 15 Minute Walk
- Liverpool Library 15 Minute Drive
- St Georges Hall 15 Minute Drive
- Metropolitan Cathedral 18 Minute Walk
- Liverpool Museum 15 Minute Drive
- Everton Football Club 20 Minute Walk
- Liverpool Cathedral 20 Minute Walk
- Liverpool Football Club 25 Minute Walk

- Sainsbury Supermarket 1 Minute walk
- Project Jennifer-Retail/Market and transport change 1 Minute Walk
- John Moores University 2 Minute Walk
- National Express Coach Station 2 Minute Walk
- Everton Park Sports Center 2 Minute Walk
- Liverpool Lime Street Station 4 minute Drive
- The Famous Cavern Club 5 Minute Drive
- City Center Bars 5 Minute Drive
- Stanley Park 6 Minute Drive
- Liverpool Central 7 minute Drive
- Liverpool One Shopping Centre/ Bars/Restaurants 7 minute Drive
- Echo Arena 10 Minute Drive
- Royal Liverpool Hospital 10 Minute Walk
- Newsham Park 10 Minute Drive



Security

- Management company having years of experience letting student accommodation in Liverpool.
- With the scheme having full residential planning the unit now delivers a much stronger asset.
- No limitations for letting (whole of market)
- No limitations on exit (wider re-sale market)
- Similar suites are let at 100% Occupancy with up to 30% higher fees per week.
- As the asset receives a higher income, it becomes more valuable and saleable every year, providing owners with the security that when they wish to exit the investment, the asset is as attractive as when they bought it.
- Developer has a proven track record in already completed up and running investor properties.



Management Company

Derwent Students

Established in 1997, Derwent Students is a leading student property company and manages over 18,000 beds across the UK. The Company has a strong track record in housing international students and boasts a strong track record with universities and colleges across the UK.

Solicitors



The solicitors below have been fully briefed on the scheme and are in receipt of full legal packs. This includes – sales contracts/lease agreements/management agreement.

Solicitors fees include all disbursements, Land Registry fees and VAT. The Solicitors below are happy to take calls to answer any legal questions or queries you may have in relation to the scheme.

Buyers



Peter Crook Husband

Forwood Morgan Solicitors

26 Exchange Street East, Liverpool L2 3PH
Tel: 0151 236 1744 Fax: 0151 236 3934.
petercrook@husbandforwoodmorgan.co.uk



Martin Gabriel

Ackland & Co Solicitors

68 Llandaff Road, Canton,
Cardiff CF11 9N
mg@acklandslegal.co.uk
Tel: 02920 226 668
Fax: 02920 226 667



David Walton B.Sc,

Solicitor - Blunts Solicitors

2-6 King Edward Street,
Macclesfield, SK10 1AB
Tel: 01625 429 131 - Fax: 01625 412 994
david@bluntssolicitors.co.uk

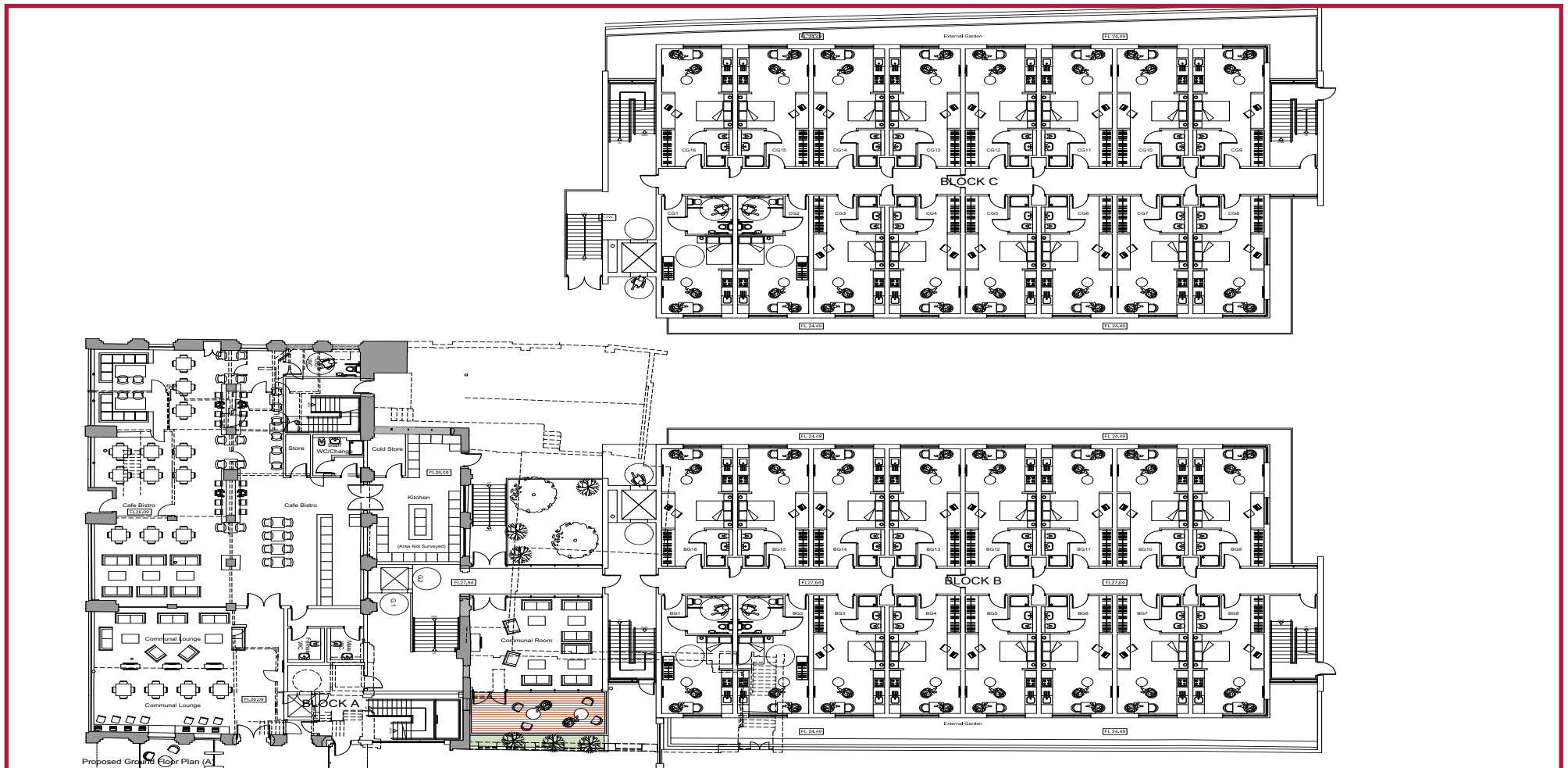
Purchase Price: Our Fee (£645.00 + VAT) **Cost:** £774.00

Land Registry Fee £40.00 Bank Transfer Fee £42.00 Seller's Solicitors Document Fee £120.00

The Developer

A family run business - Primesite Developments was established in 2011. With many of the personnel working together on large scale developments since 2001, the team have expanded even further over the last 2 years to a solid team of 19. Specializing in selling and developing investment properties, we currently have a vast portfolio including Care Homes, Student Accommodation, Commercial and Residential Developments achieving 100% sales.

Please visit our website for more information www.primesite-developments.com





A Great Place to Work & Invest . . .

- 1 The UK's fastest growing economy outside London...
- 2 Home to 2011 Car of the Year, the Range Rover Evoque...
- 3 The UK's largest wealth management centre outside London...
- 4 Europe's fastest growing airport...
- 5 One of the world's most significant games sector clusters...
- 6 The largest freeport zone in the UK...
- 7 Home to 50,000 students from more than 100 countries...
- 8 The least expensive city in the UK for office occupancy...
- 9 Home to the world's first School of Tropical Medicine...
- 10 The first European city to host the Global Entrepreneurship Congress...

A Great Place to Live & Visit . . .

- 1 A top 5 city break destination and the friendliest city in the UK...
- 2 Europe's most successful Capital of Culture...
- 3 World Heritage status alongside the Taj Mahal & Great Wall of China...
- 4 A top 5 UK retail centre...
- 5 Most filmed city outside of London...
- 6 More parks than Paris...
- 7 Largest collection of national museums and galleries outside London...
- 8 Home to Europe's longest established Chinese community...
- 9 Pop music capital of the world with more number 1s than any other city...
- 10 Home to more than 40 golf courses including 7 championship courses...

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1 ONS 2010 2 Auto Express Magazine 2011 3 ComPeer 2010 4 RDC Aviation 2010 5 DCMS
 6 Dept of Transport 2009 7 HESA 2010 8 DTZ 2008 9 University of Liverpool 10 Kauffman Foundation

1 Conde Nast Awards 2010/11 2 Jose Manuel Barroso 2009 3 UNESCO 4 CACI 2010 5 Visitliverpool.com
 6 English Heritage 7 National Museums Liverpool 8 LCBA 9 Guinness Records 10 Golf World Magazine 2011

WHY INVEST

Student Accommodation

No.1 Choice for Property Investment in the UK

Once considered an alternative to the UK's more traditional property markets, student accommodation investment has performed well over the last five years, showing average annual total returns outperforming many commercial property asset classes.*

A record £2.7 billion was invested in the UK student housing market in 2012 according to CBRE**. This figure is equivalent to a 125% increase in investment into UK's thriving student

accommodation sector when compared to the previous year.

With years of experience selling student property investment, our foresight combined with the rapid emergence of the sector has rewarded our investors with strong returns.

Knight Frank's 2012 Student Property Report rated student investments as the number one choice for property investment in the UK.

International Students in the UK

Non-EU Student Numbers Continue to Rise



Despite the rise in UK tuition fees UCAS analysis shows that overseas student application numbers have remained strong. Forecasted projects show that growth of students enrolled outside of their country of residence to 8 million by 2025, from 3.7million in 2010.

Total Non EU applicants for all courses (2009-2013)

Applicant Domicile	2009	2010	2011	2012	2013
Non EU	18,519	20,005	21,013	23,806	23,987

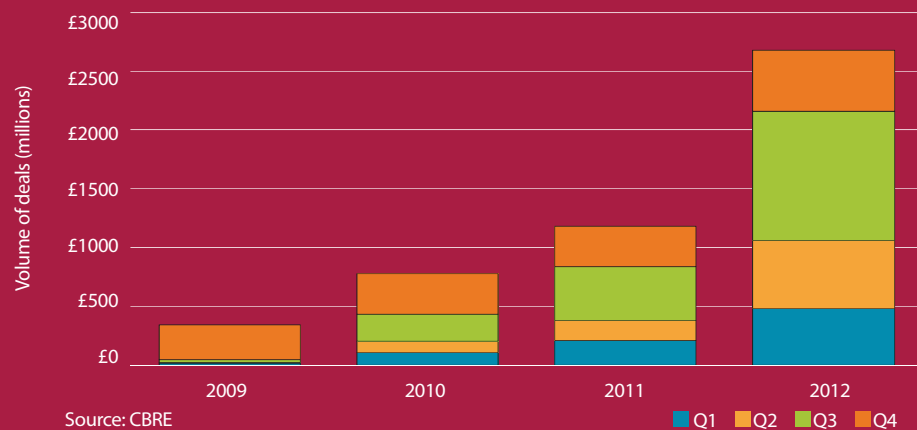
Figures taken from UCAS 2013 cycle applicant figures – December 2012

"While local students adhere more closely to the stereotype of outdated student rooms, many foreign students are willing and able to pay for a bit of luxury, better security and extra facilities,"

The Independent, 2012.



Chart: Volume of deals in UK student accommodation 2009 - 2012



Source: CBRE

*Knight Frank Student Property report 2012
 ** CBRE UK Student Housing MarketView Q4 2012
 *** CBRE 2012

WHY INVEST

Student Accommodation in the Private Sector

The Growth of a Dynamic New Asset Class

The popularity of student accommodation among investors is ultimately driven by consistent occupancy rates of 99%*** or higher.

According to the NUS Accommodation Costs Survey 2012/2013, private sector student accommodation has grown considerably over the last 10 years. In 2003, private providers represented only 4% of stock however this has now increased to 39%.

Existing housing provided by universities is often outdated and the availability of prime purpose-built, modern accommodation is a crucial part of their marketing plans to attract their share of the growing student intake.

With supply restricted and strong demand underpinning rental growth, now is the perfect time for investors to take advantage of current market conditions.

Market Fundamentals – Supply and Demand

In the UK alone there are 170 higher education institutions with a current student population of 2.4 million. This number is expected to rise to 3 million by 2014. In 1996/97 there were 1.8 million students and the dramatic expansion in student numbers has left most universities with an acute undersupply of suitable accommodation.

TOP PERFORMING SECTOR

- ✓ Increasing demand outstrips available supply
- ✓ Consistent occupancy rates of 99% or higher
- ✓ Bad debts virtually non-existent
- ✓ Students pay rent in advance

THE RETURNS?

- ✓ Attractive yields
- ✓ Delivers robust long-term income streams
- ✓ Aided by a year-on-year rental increase
- ✓ Additional income streams from efficient asset management



Future of International Students

A recent report published by the British Council: *The shape of things to come: Higher education global trends and emerging opportunities to 2020* shows that within the next decade nearly 30,000 more international students can be expected to join university courses in the UK, second to Australia, and more than its greatest higher education competitor, the United States.

The report analyses economic, demographic and educational trends in more than 50 countries, and proposes that UK Higher Education stands to “reap the rewards of a coming decade of opportunity” in global markets.

The forecasted growth in overseas students in the UK will be powered by the increasing demand for university places from India, which is forecast to overtake China as the world’s fastest growing source of globally mobile students. It will also be driven by the UK’s high and expected growing share of other rapidly expanding markets including Nigeria, Malaysia, Pakistan and Saudi Arabia.