



**£318,987**

Project Cost

**5 Years**

Investment Term

## Description

A fantastic 1 bedroom flat with underground parking, located in Zone 4 in the London Borough of Barnet, moments from Mill Hill East Underground Station (Northern Line). The area is well served by transport links and is ideal for commuters who need easy access to the M1, A41 and A1. The Thameslink from Mill Hill has a journey time to St Pancras of 20 minutes and to Farringdon of 24 minutes. The flat is extremely close to the local amenities including a Waitrose supermarket and Virgin Active gym and is a short walk from the local parade of shops at Holders Hill Circus.

Mill Hill East is a leafy suburb in North West London surrounded by open fields and parks including Arrandene open space. Nearby Mill Hill Park has entrances in Wise Lane, Watford Way and Flower Lane. Slightly further afield, at the bottom of the hill, there is the bustling Broadway with its shops and cafés situated between the A1 and the M1. The area is on the edge of London with good views from The Ridgeway in the charming old village, which looks north-east over open countryside and south-west to Harrow and beyond. It is one of the area's main attractions and there are plenty of opportunities for walking and cycling. Frith Manor Equestrian Centre is on Lullington Garth offers livery and riding lessons. There are also three excellent golf courses in the area: Finchley, Hendon and Mill Hill. The nearest council-owned swimming pool is at the Barnet Cophall Leisure Centre off Page Street.

The neighbourhood is a magnet for parents looking for good schools both state and private. The University of London Observatory is a familiar landmark and houses seven telescopes. Set on The Ridgeway the National Institute for Medical Research is an imposing landmark which can be seen from miles around.

# Loan Investor 4%

Expected Annual Return

# Share Investor 1.5%

Expected Annual Return

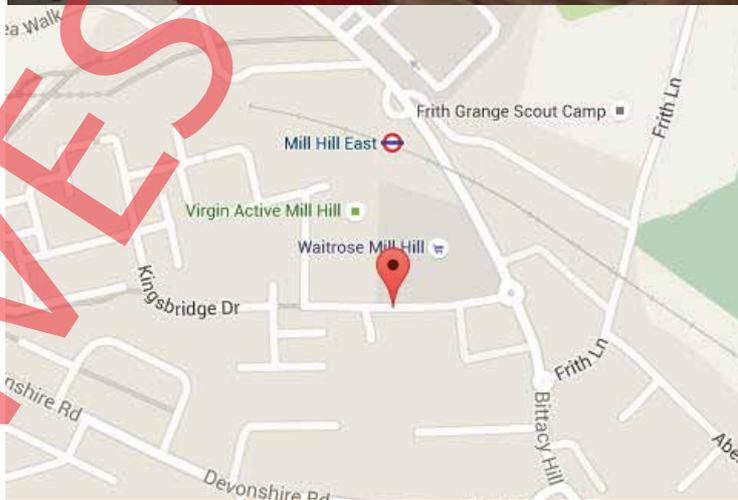
## Property Features

On the third (top) floor of this modern purpose built block serviced by a lift. The property benefits from a Juliette balcony off the reception room, built-in wardrobes in the bedroom, and a lease of over 900 years:

- Reception room
- Bedroom
- Kitchen
- Bathroom
- Underground parking space
- Communal roof terrace
- Close to tube

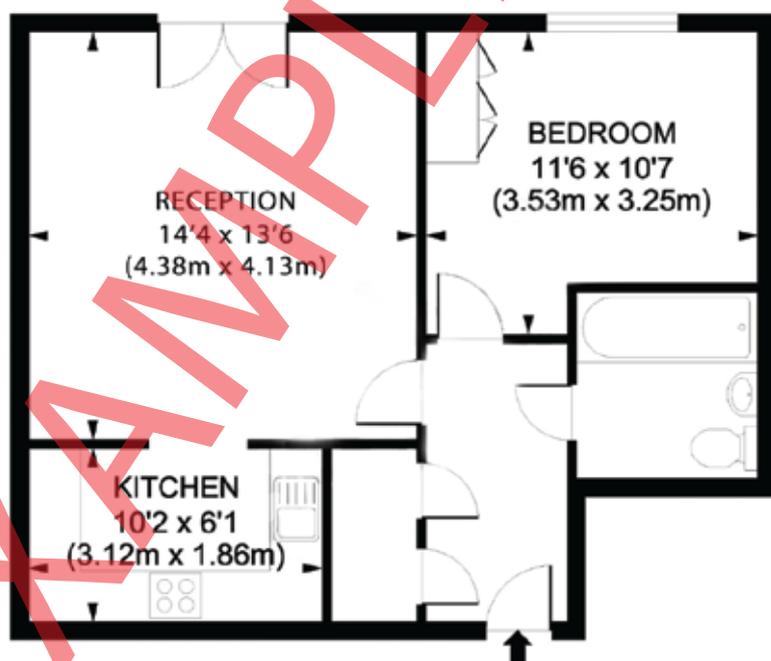
## Additional Information

- Solicitor's Report
- Survey
- Valuation



## Floorplan

1 Bed Flat



## Third Floor

Paveley Court London, NW7

Gross internal area  
495 sq ft/46 sq metres

While every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown.

**Loan Investor 4%**

Expected Annual Return

Your capital is at risk

**Share Investor 1.5%**

Expected Annual Return



## Investment Term

Anticipated investment duration: 5 years.

- Investment start date: September 2015.
- Anticipated investment exit date: September 2020.



## Funding Plan

Project to be funded by British Pearl crowd investors:

- 48% loan capital to be provided by Loan Investors with no participation fee.
- 52% share capital to be provided by Share Investors.
- Share Investors are subject to a 2% participation fee.

## Photographs

Lounge, Kitchen, Bedroom and Bathroom



# Loan Investor 4%

Expected Annual Return

# Share Investor 1.5%

Expected Annual Return

## Project Financials

### Purchase Cost

Property	£308,700
Stamp Duty	£5,435
Legal and Search Fees	£950
Valuation/Other Fees	£300
Loan Facilitation Fee	£1,544
<b>Total Purchase Cost</b>	<b>£316,929</b>

### Refurbishment Cost and SPV Reserve

Refurbishment	£0
Project Management Fee	£0
SPV Reserve	£2,058
<b>Total Refurbishment Cost</b>	<b>£2,058</b>

### Project Crowd Funding

Share Capital	£164,637
Loan Capital	£154,350
<b>Total Investment</b>	<b>£318,987</b>

### Project Capital Gain

Expected Sale Price	£509,369
Less Total Project Cost	-£318,987
Gross Profit	£190,382
Less Expected Tax	-£37,665
<b>Expected Capital Gain</b>	<b>£152,717</b>

## Investor Returns

### Share Investor Funding and Fees

Crowdfunded Share Capital	£164,637
Share Participation Fee @ 2%	£3,293
<b>Total Crowd Share Capital</b>	<b>£167,929</b>

### Expected Share Investor Returns

Expected Dividend Returns	£12,625
Expected Capital Gains	£152,717
Less Performance Fee	£0
<b>Expected Total Profit</b>	<b>£165,342</b>

Expected Annual Dividend Return	1.50%
Expected 5yr Dividend Return	7.52%
Expected 5yr Capital Gain (Net of Fees)	90.94%
Expected 5yr Total Return (Dividends & Capital)	98.46%

**Expected Return on £1000 Invested £985**

### Loan Investor Funding and Fees

Crowdfunded Loan Capital	£154,350
Loan Participation Fee @ 0%	£0
<b>Total Crowd Loan Capital</b>	<b>£154,350</b>

### Expected Loan Investor Returns

Expected Annual Return	4.00%
Expected Total Return	20.00%

**Expected Return on £1000 Invested £200**

## Warning – Key Risks

Investing in property can be rewarding but it involves risk. If you choose to invest through British Pearl, you must be aware of and accept the following considerations.

The share investments British Pearl facilitates are defined by the Financial Conduct Authority as investments in unregulated collective investment schemes. As such, they are only to be marketed to investors with a defined level of sophistication. British Pearl will only market opportunities to those investors categorised as Certified High Net Worth Investors, Self-certified Sophisticated Investors or Certified Sophisticated Investors. If you are in doubt about your investor status, or have not registered with British Pearl, please stop viewing our marketing material and consult the FAQs section of our website or a financial advisor for further information.

Investors should carefully read each property investment's information pack before making an investment decision, in order to become familiar with the details of the investment, including the potential risks. Investors must be capable of evaluating the merits and risks of any prospective investment. Those investors who do not have this ability or are in any doubt as to whether investing via British Pearl is suitable for them, are encouraged to consult with a financial advisor, accountant or any other financial professional that can help them understand and assess the risks associated with each investment opportunity.

**The terms 'invest', 'investing' and 'your investment' below refer to both loan and share investments.**

### KEY RISKS SUMMARISED

#### 1. Future Performance

Any projections of future performance are based on all known information, internal calculations and opinions of British Pearl; they are not guarantees and are subject to change at any time so should not be relied upon.

#### 2. Loss of Capital

Past performance of any investment, including those British Pearl has successfully completed in the past, is not necessarily a guide to the performance of similar investments in the future. Property prices can go down as well as up and different property types or those in different areas may be more or less susceptible to reduced or negative growth. By investing in property through British Pearl there is a risk that you may not get back what you invest if property prices fall, and you should only invest as much as you can afford to lose and as part of a diversified portfolio. Further, investing with British Pearl falls outside the remit of the Financial Services Compensation Scheme. British Pearl seeks to minimise all identifiable risks however your investment is ultimately exposed to the UK property market.

#### 3. Investment Income May Vary

Dividend income projections are a guide and not guaranteed. They may be lower than expected or cease completely for a number of reasons, for example, uninsured damage making the property uninhabitable for a period. Equally, interest payments may not be paid every month if an SPV is facing cash flow issues. The amounts due will continue to accrue whether or not they are actually paid.

#### 4. Illiquidity

Any investment you make through British Pearl is illiquid. Each investment is a long term commitment and at the investment exit date a property may take several months to sell. Further, there is currently no active Resale Market for loan units or shares in the property owning companies.

#### 5. Property Development

The development of properties may exceed budgets. Unforeseen events such as changes related to building permits, planning errors or other aspects of the development, shortage of necessary equipment, or adverse weather conditions, or other unforeseen events may cause cost overruns and delay or frustrate completion of a project. There can be no assurance that any overrun resulting from any occurrence will be adequately covered by insurance policies or that such insurance will continue to be available. In the event of a budget overrun the investment may need to seek additional financing from outside sources in order to complete production.

No assurance can be given as to the availability of such financing or, if available on terms acceptable. In addition, in the event of substantial budget overruns, there can be no assurance that such costs will be recouped, which could have a significant impact on the investment results. There can be no assurance that the investment will achieve its investment objectives.

#### 6. Diversification

Investing in property should only be done as part of a diversified portfolio. This means that you should invest relatively small amounts in multiple asset classes as opposed to a large amount in one or a few. It also means that you should invest only a small proportion of your investable capital in this asset class, with the majority of your investable capital invested in other assets with a liquid market.

#### 7. Tax

You are responsible for the administering of your tax affairs, which may include capital gains and/or income tax. Your tax treatment depends on your individual circumstances and may be subject to change by HMRC in future. We do not provide tax advice and you should seek this independently before investing. It is your responsibility to ensure that your tax return is correct and is filed by the deadline and that any tax owing is paid on time.

#### 8. Exit and Control

British Pearl reserves the right to dispose of the property investment prematurely in order to crystallise gains or cut losses. This is to ensure British Pearl can act in the best interest of all its investors. This may result in investors incurring losses or crystallising taxable income sooner than anticipated. Equally, it may be in the best interests of the investors to delay a sale beyond the expiry of the investment term. In such circumstances, Share Investors would continue to receive dividends where net rental income is generated, and Loan Investors would continue to be entitled to interest payments.

EXAMPLE INVESTMENT

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