



£2,699,640

Project Cost

16 Months

Investment Term

Description

Located in Zone 2, in the London Borough of Brent, right by Brondesbury Park Overground Station. The underground is approximately a 6 minute walk to Queen's Park Station (Bakerloo), or an 8 minute walk to Kilburn Station (Jubilee). There is an extensive bus network along Salisbury Road and Brondesbury Park Road.

The park is a local highlight with tennis courts, pitch and putt, a café, a city farm, a playground, beautiful wide open spaces and a woodland walk open to all. The annual Book Fair and Queen's Park Day are lively community festivals. Salisbury Road is the heart of the neighbourhood with stylish independent retailers such as Iris fashion boutique, the Salisbury Pub, and their Winestore and Deli, all contributing to Queen's Park's growing reputation as a desirable destination in its own right. On Sundays the local school playground becomes an award winning farmers' market. Just off the high street is Lonsdale Road, an 18th Century mews that is home to YogoLoft and New York Pilates, while Ostuni serves Puglian cuisine, Hugo's offers delicious fair trade food and CC's Cakes bakes fantastic cupcakes.

Queen's Park satisfies all tastes, from gastropub cuisine with a focus on sustainability and seasonality, to authentic stone-fired pizzas. Everything one might need is here and residents have few reasons to venture elsewhere.

Loan Investor 6%

Expected Annual Return

Share Investor 28.15%

Expected Annual Return

Project Overview

Planning permission granted in March 2015 by Brent Council for 585 m² site to build 5 new flats:

- A large 3 bed flat on the lower ground floor.
- 4 x 2 bed flats with balcony on floors 1-4.
- Entrance and parking spaces on the ground floor.
- Front and rear gardens.
- Penthouse rooftop terrace garden.
- Balcony with full height glazed sliding door.
- Outdoor communal terrace with seating & plants.



Additional Information

- Solicitor's Report
- Survey
- Valuation



Floorplan

2 Bed Flat



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Expected Annual Return

Share Investor 28.15%

Expected Annual Return



Investment Term

Target project duration: 16 months.

- Project start date: September 2015.
- 9 months for preparation of site and construction of superstructure.
- 5 months for construction of interiors and landscaping.
- 2 month sale period.
- Anticipated completion and investment exit date: December 2016.



Funding Plan

Project to be funded jointly by British Pearl crowd investors and development partner:

- 48% loan capital to be provided by Loan Investors with no participation fee.
- 52% share capital split equally between Share Investors and the development partner.
- Share Investors are subject to a 2% participation fee and a capital gain performance fee from the sale proceeds.

Project Drawings

Site location and proposed development



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Project Financials
Purchase Cost

Property	£1,400,000
Stamp Duty	£56,000
Legal and Search Fees	£15,000
Valuation/Other Fees	£0
Loan Facilitation Fee	£12,445
Total Purchase Cost	£1,483,445

Development Cost

Construction	£850,000
Construction Infrastructure Levy	£168,000
Project Management Fee	£50,000
Financing Costs	£125,695
SPV Reserve	£22,500
Total Development Cost	£1,216,195

Project Capital Gain

Expected Sale Price	£4,042,500
Less Total Project Cost	-£2,699,640
Gross Profit	£1,342,860
Less Expected Tax	-£268,572
Expected Capital Gain	£1,074,288


Investor Returns
Share Investor Funding and Fees

Crowdfunded Share Capital	£689,723
Share Participation Fee @ 2%	£13,794
Total Crowd Share Capital	£703,517

Expected Share Investor Returns

Expected Capital Gain	£537,144
Less Performance Fee	-£268,572
Expected Total Profit	£268,572

Expected Annualised Return 28.15%

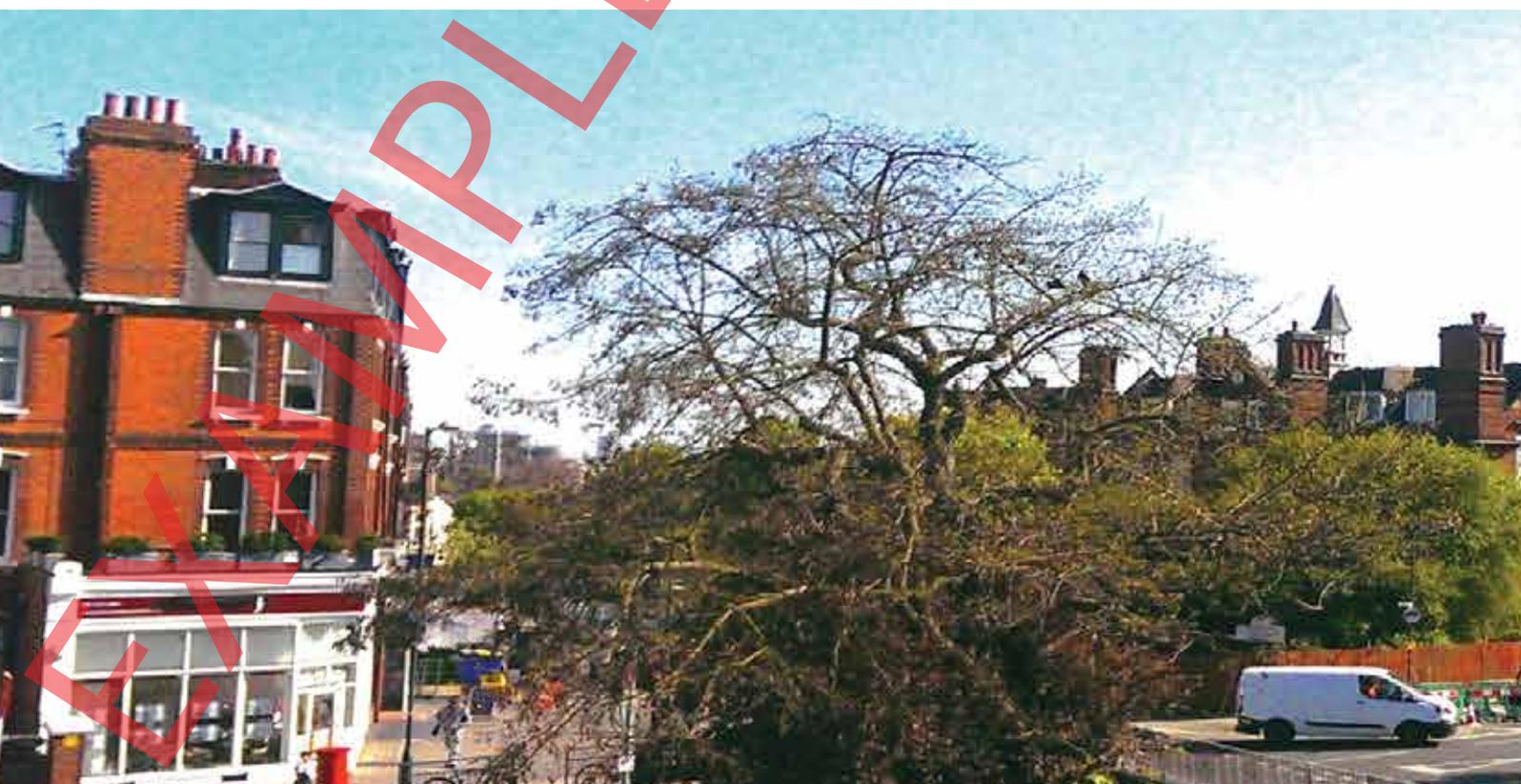
Expected Total Return 37.54%

Expected Return on £1000 Invested £375**Loan Investor Funding and Fees**

Crowdfunded Loan Capital	£1,256,945
Loan Participation Fee @ 0%	£0
Total Crowd Loan Capital	£1,256,945

Expected Loan Investor Returns

Expected Annual Return	6%
Expected Total Return	8%
Expected Return on £1000 Invested	£80



Loan Investor 6%

Expected Annual Return

Your capital is at risk

Share Investor 28.15%

Expected Annual Return

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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