

PROPOSAL FOR INVESTMENT

7 St James Place, Birmingham, B7 4JE

DEVELOPMENT TYPE / NO. OF UNITS

322 Residential Units over 40 floors

PLANNING APPLICATION

OPTION A - TOTAL GIA APPLIED - Gross Internal Area: **260,500 sq.ft.**

OPTION B - MINIMUM GIA ESTABLISHED - Gross Internal Area: **130,000 sq.ft.**

VALUE ON PLANNING

OPTION A - Value of Land on Planning = £ 25,000,000.00

OPTION B - Value of Land on Planning = £ 12,500,000.00

CURRENT PLANNING STATUS:

Application Submitted for full Planning Performance Agreement

Timeline for Planning: 18-30 months

INVESTMENT PROPOSAL

1. Availability of 2500 shares in the SPV that has the legal rights over the Land for the Development at St James Place.
2. Each share is valued at £2000.00 per share.
3. Minimum Investment Entry Requirement: 25 shares = £50,000.00

RETURNS ON INVESTMENT

BUYBACK OF SHARES WITH RETURNS

OPTION A - 40% Return on Buyback

OPTION B - 20% Return on Buyback