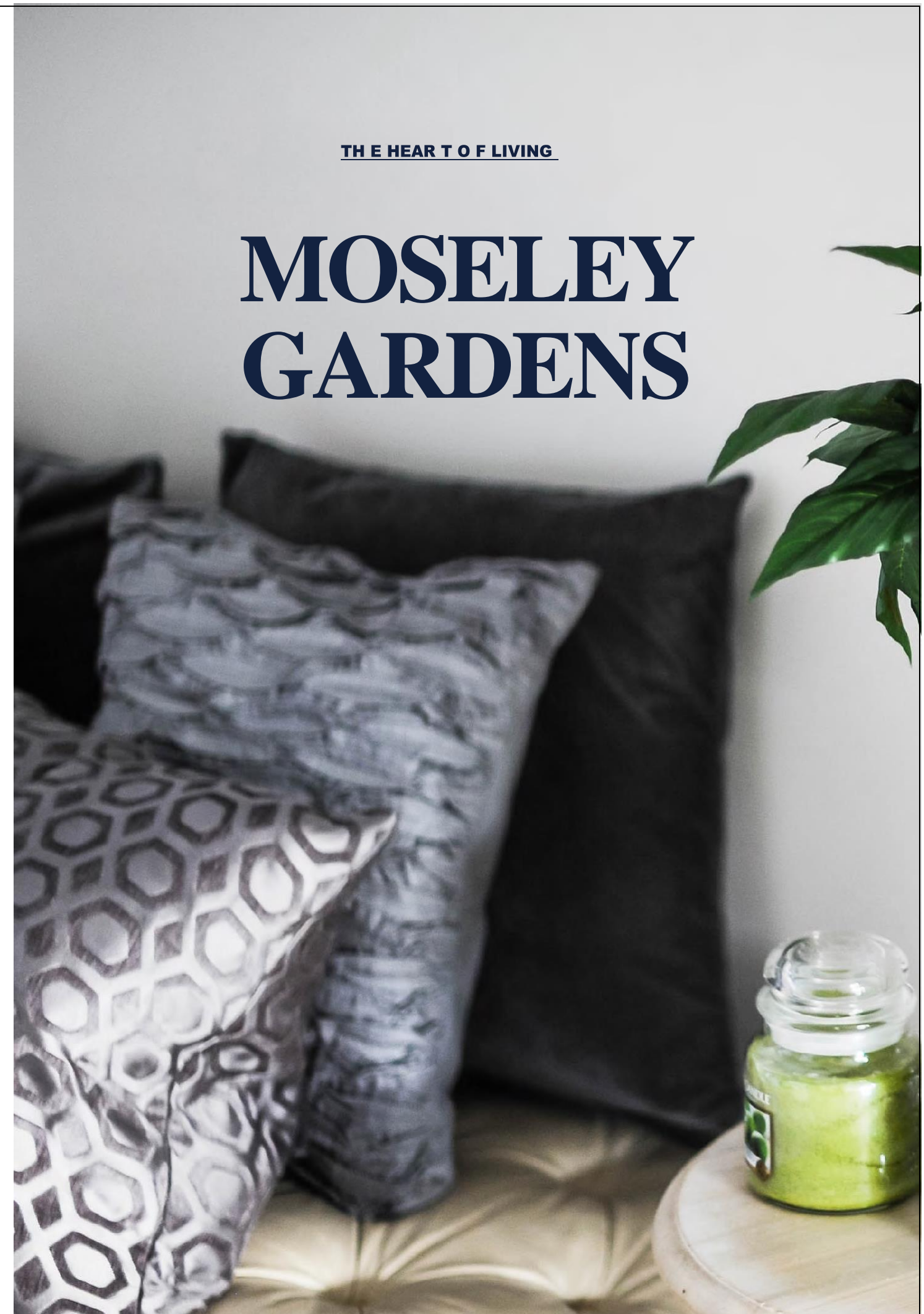




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w: www.activefinancialsolutionsltd.co.uk
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w: www.thecharitiescharity.com





Everything's in the detail

DYNAMIC

A residential and commercial portfolio including 36 substantial new build and conversion projects with a GDV of over £300 million.

COMPREHENSIVE

Our own fully regulated mortgage division, Verve, provides all round borrowing solutions to our clients.

Our letting and management agency; Lamont Estates, offers Prosperity owners a full lettings and management solution

DEDICATED

Over 30 strong and all passionate about property; our team work with the very best industry professionals to deliver our projects.

ENTERPRISING

We're on track to deliver over £1 billion of residential property within the next 5 years.



MOSELEY GARDENS

THE DEVELOPMENT

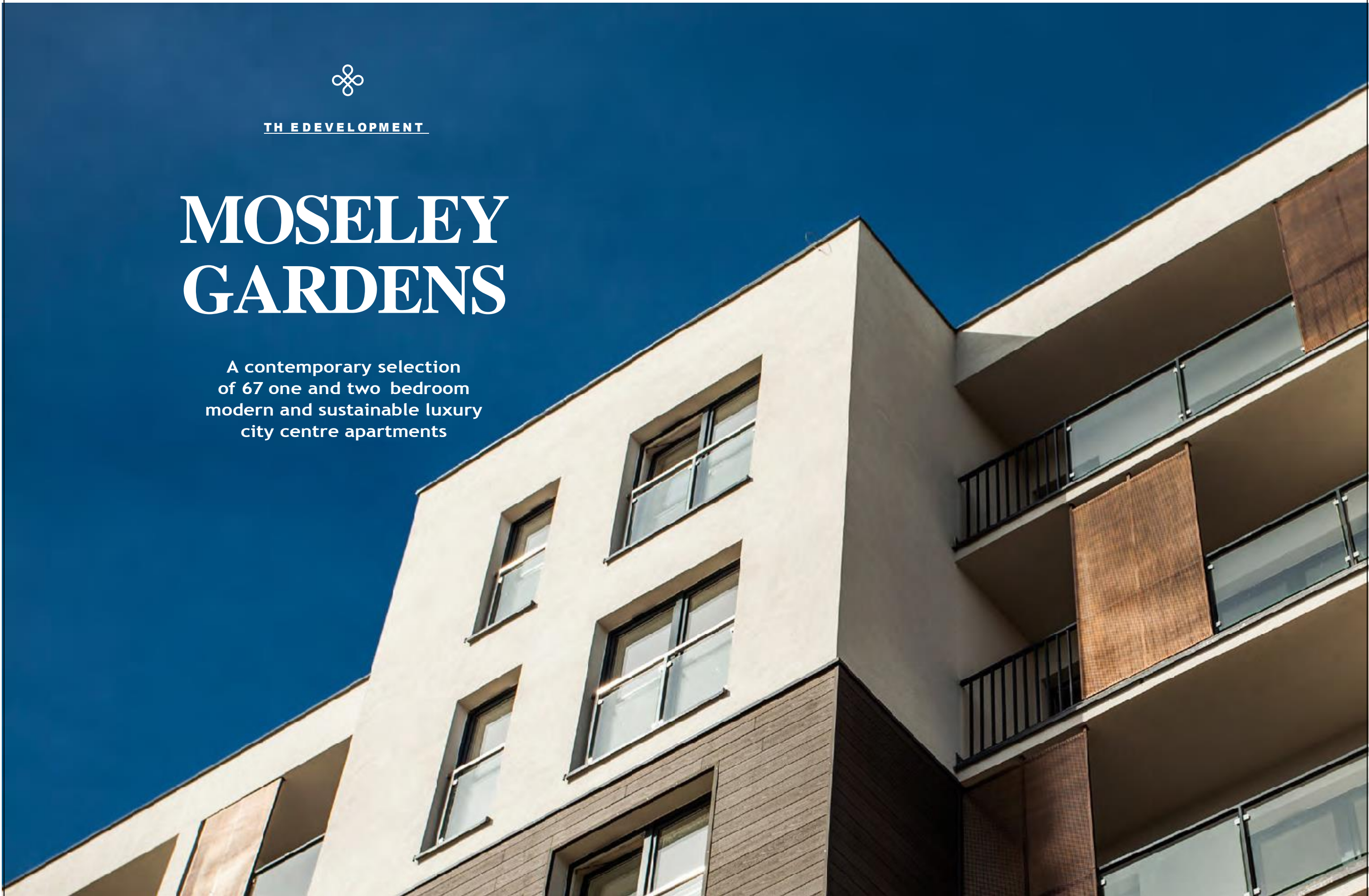


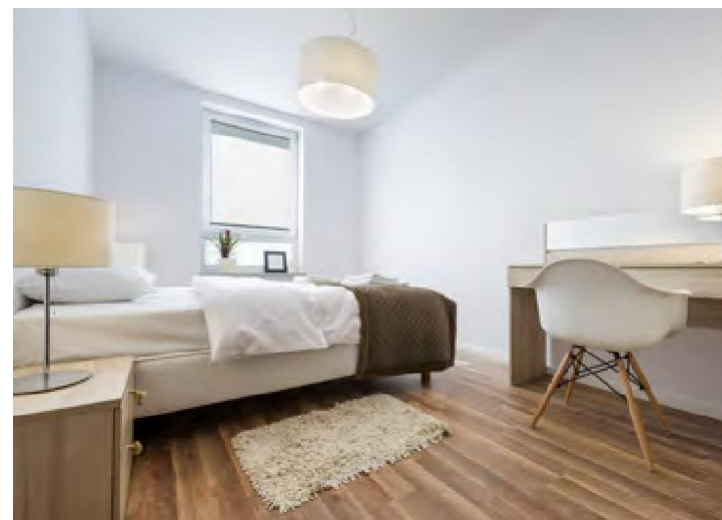


THE DEVELOPMENT

MOSELEY GARDENS

A contemporary selection
of 67 one and two bedroom
modern and sustainable luxury
city centre apartments





PERFECT Y PLACED

From a high end retail experience to the business district, there is no better Location within the city to enjoy so much variety right on the doorstep.

DET AILS

67
APARTMENTS

£164,995
ONE BED
STARTING PRICE

£237,995
TWO BED
STARTING PRICE

**CHOICE OF
PAYMENT PLANS**

IMAGES INDICATIVE ONLY





1

SIGNATURE ST YLE

This signature style has been developed and nurtured by a panel of top industry professionals to produce aspirational city living within a profitable and sustainable investment vehicle.



2

DISTINCTIVE

Signature Living can be instantly recognised with its distinctive style and character including contemporary open plan living and dining space with oversized windows (where possible) ensuring maximum natural light.



3

BESPOKE

Hard wood veneer floors and stainless steel sockets, custom built kitchens, integral appliances and stylish bathroom suites come as standard, offering homes with style, luxury and comfort.

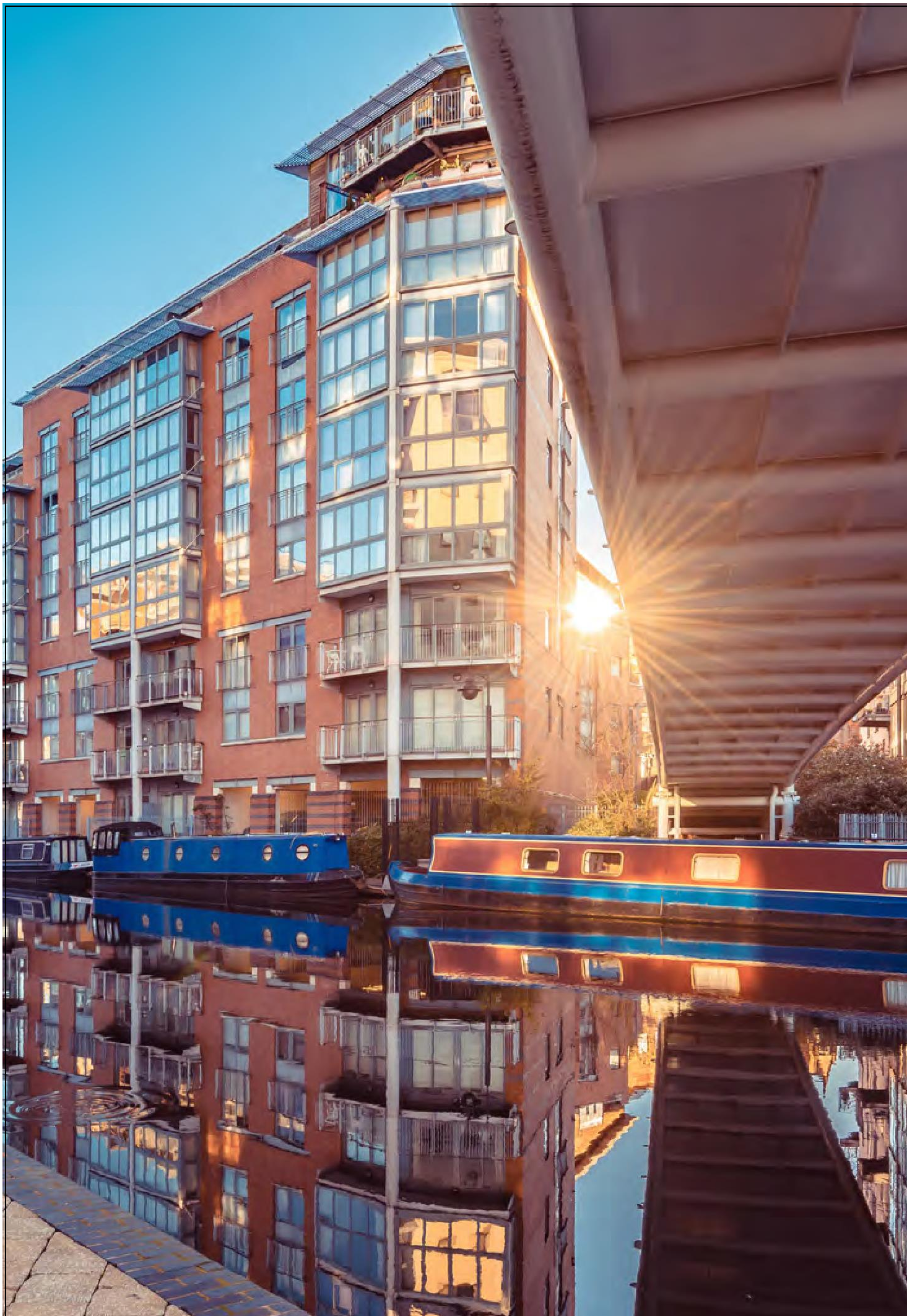


DESIGN MATTERS

SIGNATURE LIVING

Signature Living brand and trademark design delivers style and contemporary elegance to every development

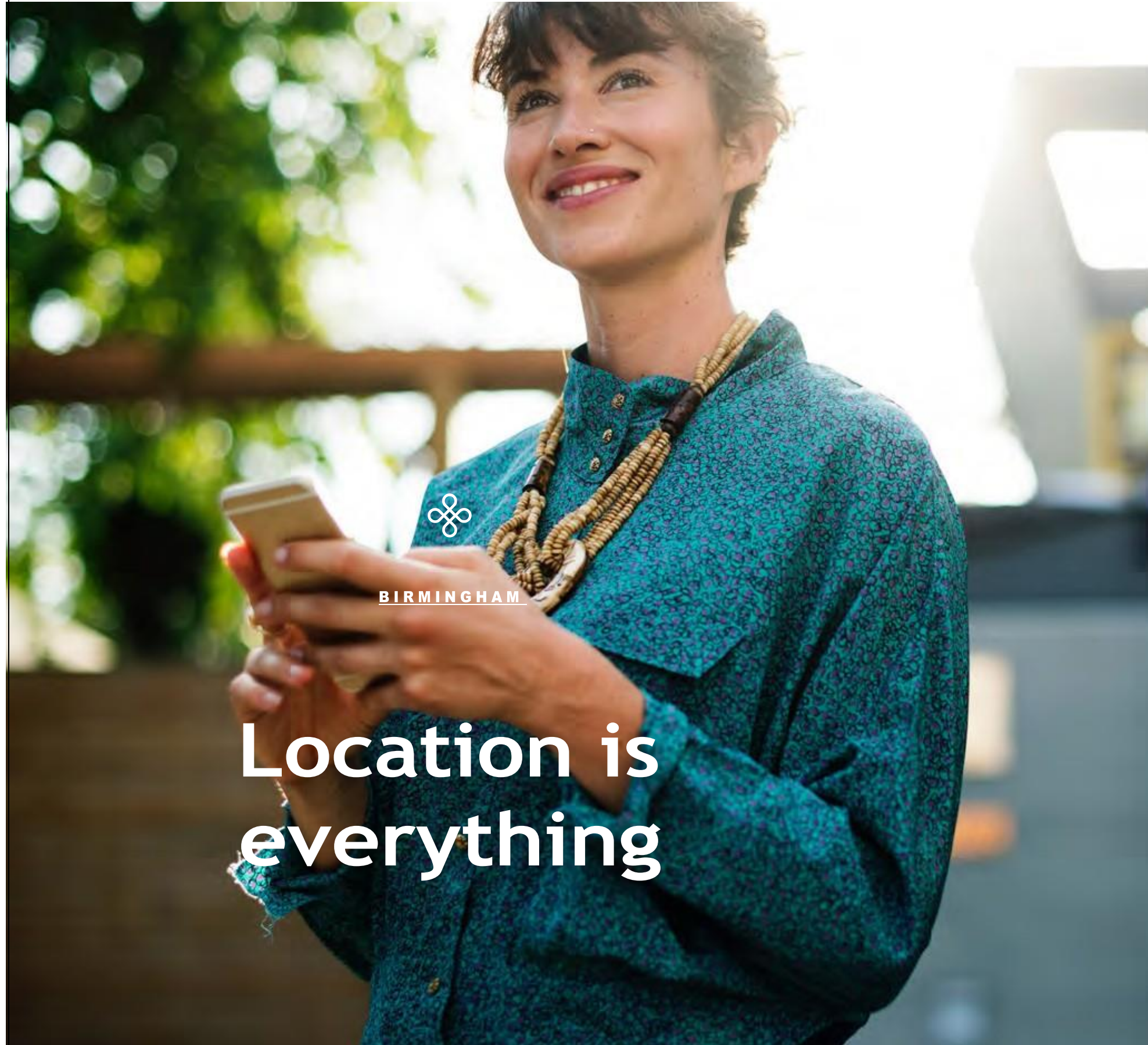




MOSELEY GARDENS

BIRMINGHAM CITY CENTRE





BIRMINGHAM

Location is everything



ECONOMY

A city of 1,000 trades and a wealth of opportunities

Birmingham is not only the UK's largest city outside London, but also one of the country's biggest financial centres. The relocation of firms such as Deutsche Bank and HSBC will increase the number of affluent professionals making their home here. The diversity of the city's economy is supported by its reputation as a hub for creative industries and it is among the UK's fastest growing centres for digital media ventures.

There is a wealth of opportunities for companies seeking to expand or invest in Birmingham. The city has exceptional connections to local, national and international destinations. It lies at the heart of the UK's road network and boasts an international airport serving 9 million passengers per year to 140 direct and scheduled charter routes.

The proposed HS2 rail link will potentially cut travel time between Birmingham and London to under 50 minutes.

John Lewis





THE HIGHLIGHTS

Reasons to invest

ECONOMIC HUB

£90 Billion

Leading European business destination with regional economy of over £90 billion

CONNECTIVITY

HS2

rail network will bring the capital even closer at 49 mins, and will welcome an estimated £1.5bn and 22,000 jobs to the region. Alongside this Birmingham International Airport sits just 5 miles south-east of the city centre with a choice of over 400 direct or one-stop flights across the world

SHOPPING

£600m

A £600million makeover of New Street Station was unveiled in September 2015, complete with the launch of Grand Central shopping mall, where John Lewis is the anchor tenant. This is the third shopping destination in Birmingham's portfolio which includes The Mailbox, home to luxury brands such as Harvey Nichols, Armani and a Malmaison Hotel and The Bullring where high street favourites can be found, alongside the iconic department store Selfridges.



TALENT POOL

73,000

5 universities with over 73,000 UK and overseas students choosing Birmingham as their place to study and build careers





MOSELEY GARDENS

THE LOCATION





HERITAGE

History making



The creative quarter

Considered Birmingham's answer to Shoreditch by many, Digbeth is an up and coming part of the city. From new developments to nightlife and great places to eat, the area is becoming a pretty cool place to live.

With plans for HS2 well advanced - other exciting proposals include 33,000m² of retail space, 150,000m² of office space and 75,000m² of residential development... exciting times for the city's premier creative quarter.





PEOPLE AT HEART

The next generation



URBAN REGENERATION

A radical vision for revolutionising the city landscape

The development's historic setting will provide a variety of unique and inspirational opportunities perfect for the growing number of companies involved with digital technologies, design, television production and the arts.

The Birmingham Curzon HS2 Masterplan identifies the opportunities which will be unlocked by HS2 due to open in 2026. New Metro stops will transform connections into the area which will also benefit from proposed new bridges and open spaces along the River Rea.



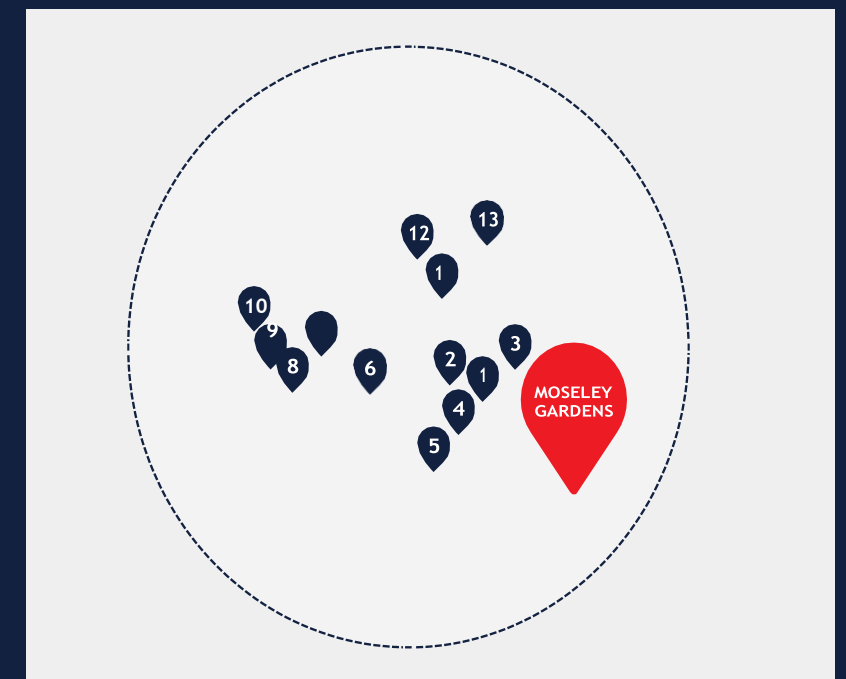
Vibrant city life

Moseley Gardens lies in the Digbeth, a lively, creative hub on the east side of the city centre. The area has come a long way from its early industrial roots and is now a natural home to the city's burgeoning young, creative and digital community who represent an important part of Birmingham's economic future. A short walk from the development is the famous Bullring - an iconic shopping and leisure complex and home to a flagship Selfridges store.



AMENITIES

1. The Bullring
2. New St Station / GrandCentral
3. Moor Street Station
4. Hippodrome Theatre
5. O2 Academy
6. The Mailbox
7. ICC
8. Brindleyplace
9. National Sealife Centre
10. Arena Birmingham
11. Colmore Business District
12. Snow Hill Station
13. Birmingham Children's Hospital



Payment Plan 01



Monthly and mortgage

Pay an initial payment towards your deposit plus £850 legal fees. Your 30% deposit is then divided by the number

This option is perfectly suited to clients without large lump sums accessible or those who'd prefer to keep existing investments where they are. Monthly and Mortgage

Summary - 1 bed apartment	GBP
Purchase Price	£164,995.00
Legal Fees	£850.00
Reservation Stage	
Prosperity Reservation Deposit	£24,749.25
15% Legal Fees	£850.00
Reservation stage total due	
Monthly Payment Stage	
Deposit divided by 12 month build	£24,749.25
Completion Stage	
Balance payment - by way of mortgage or cash	£115,496.50
Mortgage arrangement fee if applicable (estimated)	£995.00
Stamp duty	£5,749.00
Amount due at Completion Stage	
Income	
Estimated Gross Rental	Per month £800.00 / Per annum £9,600.00
Income Estimate Yield	
Expenses	
Service Charge (estimated)	£1,000.00
Ground Rent (estimated)	£300.00
Tenant Management Fees @ 12% + vat	£1,382.40
	Per month £223.53 / Per annum
Income net of expenses	Per month £576.47 / Per annum

Payment Plan 02



Monthly and mortgage plan

Pay an initial payment towards your deposit plus £850 legal fees. Your 30% deposit is then divided by the number of build term months and paid on a monthly basis.

This option is perfectly suited to clients without large lump sums accessible or those who'd prefer to keep existing investments where they are. Monthly and Mortgage payment plans only available on selected plots.

Summary - 2 bed apartment	GBP
Purchase Price	£237,995.00
Legal Fees	£850.00
Total Amount Due	£238,845.00
Reservation Stage	
Prosperity Reservation Deposit 15%	£35,699.25
Legal Fees	£850.00
Reservation stage total due	£36,549.25
Monthly Payment Stage	
Deposit divided by 12 month build schedule	£35,699.25
	£2,974.94
Completion Stage	
Balance payment - by way of mortgage or cash	£166,596.50
Mortgage arrangement fee if applicable (estimated)	£995.00
Stamp duty	£9,399.00
Amount due at Completion Stage	£176,990.50
Income	
Estimated Gross Rental Income	Per month £1,100.00 / Per annum £13,200.00
Estimate Yield based on above	5.82%
Expenses	
Service Charge (estimated)	£1,000.00
Ground Rent (estimated)	£300.00
Tenant Management Fees @ 12% + vat	£1,900.80
Total Expenses*	Per month £266.73 / Per annum £3,200.80
Income net of expenses	Per month £833.27 / Per annum £9,999.20
* + Letting & Setup Fees	

MOSELEY GARDENS

We strive to ensure that our clients receive the very best experience when investing in a Prosperity product. With over 57% of our clients going on to buy a second property after two years, that's a great sign we're getting it right.

Units Available



ONE BHM

Birmingham city centre

Units Available



SOUTHSIDE

Ilkeston, Derbyshire

Units Available



TAMEW A Y PLAZA

Walsall, West Midlands

Sold



CHARTWEL PLAZA

Southend on Sea, Essex

All builds complete



B1 EDWARD ST.

Birmingham city centre



V ARITY HOUSE

Peterborough, Cambridge



THE PINNACLE

Southend, Essex



BENTLEY COURT

Keighley, West Yorkshire

Sold



CASTLE COURT

Dudley, West Midlands

Sold



SEVERN HOUSE

Birmingham city centre

Sold



MOSELEY GARDENS

Birmingham city centre

Sold



B5 KENT ST.

Birmingham city centre

All builds complete



PARKWOOD COURT

Keighley, West Yorkshire



PRIESTGATE HOUSE

Peterborough, Cambridge



KEY HILL

Birmingham city centre



PROSPERITY HOUSE

Derby city centre

All builds complete



JQ1

Birmingham city centre



BAKEWELL MEWS

Buxton, Derbyshire



TRENT HOUSE

Newark, Nottinghamshire



ST PAUL'S PLACE

Birmingham city centre





MOSELEY GARDENS

**TO DISCUSS AN INVESTMENT
PLEASE CONTACT US**

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