

ST MARY'S PLACE
SOUTHAMPTON

Welcome to

Prinvest UK

PrinvestUK are property investment specialists, with the aim of bringing new and exciting opportunities and delivering optimal rental returns. PrinvestUK act as an agent for developers on all of our projects, using our established relationships to offer buyers exceptional property investments.

PrinvestUK was established to meet the needs of purchasers like you.

With vast experience of UK property investment, unrivalled knowledge of the national property market and a determination to deliver properties and services that satisfy global buyers - PrinvestUK is your one-stop solution for UK property.

Focusing exclusively on projects in the UK, we specialise in providing exceptional opportunities which purchasers from around the world can select from.

Acting as an agent for a number of established property developers and land owners, we are able to offer purchasers property investments across a wide range of asset classes.



ST MARY'S PLACE

S O U T H A M P T O N

St Mary's Place is an exciting new off-plan purpose built student accommodation development in the heart of one of the UK's most vibrant and popular student cities: Southampton.

Located just 0.34 miles from Southampton Solent University and less than 2 miles from the University of Southampton, studio apartments at St Mary's Place provide purchasers with an 8% NET rental return for 3 years.

Home to more than 30,000 university students, Southampton's diverse reputation as a cultural and sporting capital on the south coast of England has made it a highly sought after location for students and property investors alike.

These high specification student studio apartments have been carefully designed to provide residents with convenient access to the Southampton's universities and its city centre - making St Mary's Place a first class choice for students.

Please note: these CGIs are provided for illustrative purposes only.

Investment Overview

Conveniently located in close proximity to Southampton's major universities, St Mary's Place is comprised of 5-stories, providing 25 self-contained student apartments with prices starting from just £94,995.

This modern student development at the heart of Southampton offers property investors the opportunity to capitalise on one of England's sunniest cities.



Please note: these CGIs are provided for illustrative purposes only.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR)

These regulations prohibit unfair practices. To satisfy our obligations under the CPRs, our sales particulars have been prepared by PrinvestUK Limited upon the instruction of the vendor and in accordance with these regulations. The property details are produced in good faith and are not intended to form part of a contract.



8% NET
Rental Return
for 3 Years

Rental Assurance

St Mary's Place provides purchasers with an 8% NET rental return, complete with a 3-year rental assurance.

	STANDARD STUDIO	LARGE STUDIO
	<i>Based on Apartment 1 Floor 1</i>	<i>Based on Apartment 6 Floor 1</i>
Purchase Price	£94,995	£109,995
Rental Assurance*		
Rental Return*	8%	8%
Rental Assurance Period	3 Years	3 Years
Total Projected Return		
Return on Investment***	24%	24%
Rental Assurance Income	£22,798.80	£26,398.80

**The developer is contracted to provide the rental assurance, details of which will be confirmed by the solicitors acting for the purchaser.*

***ROI - Return on Investment*

STAMP DUTY LAND TAX

To find out if your purchase will incur Stamp Duty, please visit the Stamp Duty overview and calculator at:

<https://www.gov.uk/stamp-duty-land-tax/overview>

<http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm>

The purchaser may be liable for property related taxes in connection with property purchases and ownership in addition to any ongoing personal or corporate taxation which may apply.

Please Note: This example is for illustration purposes only; the projections for the income, occupancy levels, room rates and management charges are not guaranteed and are subject to change. PrinvestUK Limited accept no responsibility for any changes or inaccuracy with these figures; they are provided in good faith as a general guide and based on what we believe to be correct but do not form part of any offer or solicitation.

Property Specification

Boasting high-specification features, St Mary's Place is designed to enhance the student experience of its tenants, by providing contemporary living and social spaces.

With both standard and large studios available, each apartment comes with a kitchenette and an en-suite shower room, to allow for the very best of personal living in the city.

Apartments at St Mary's Place come furnished with a double bed, double wardrobe and work station, as well as a microwave oven and grill, hob, fridge freezer and sink for the kitchenette.

The reception area & laundry facilities available also ensure that tenants have everything they need on-site, including WI-FI.

St Mary's Place also offers residents access to a roof terrace, communal seating area, cycle storage and gym - perfect for the social and active lifestyle of the city's students.



Common Room,
Cycle Storage
& Gym



Central
Location

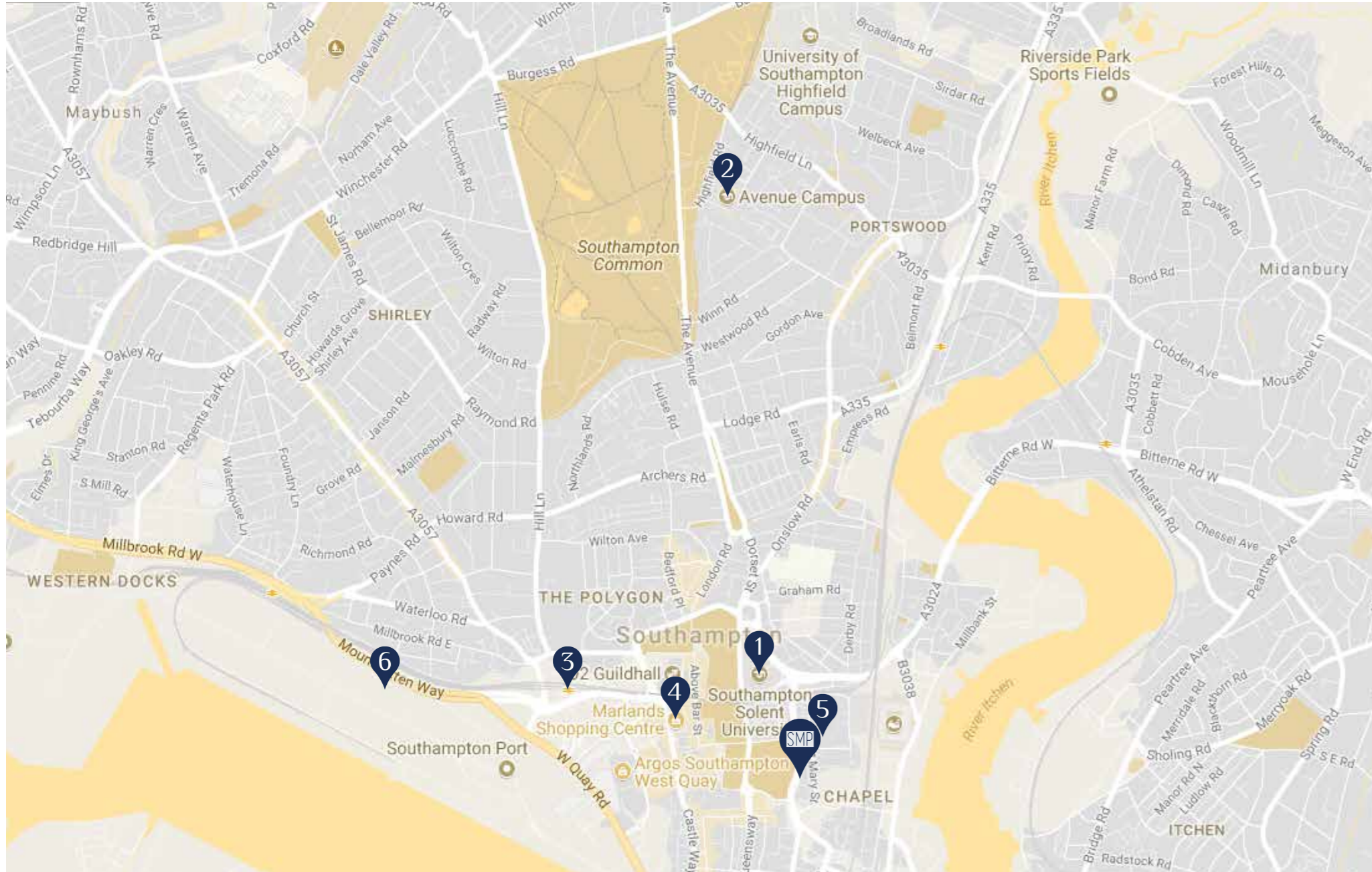


Roof Terrace
& WiFi



Please note: these CGI's are provided for illustrative purposes only.

Location & Amenities



17-18 St Mary's Place, Southampton, SO14 3HY



1 Southampton Solent University
0.34 miles from St Mary's Place



2 University of Southampton
1.78 miles from St Mary's Place



3 Southampton Central Train Station
0.73 miles from St Mary's Place



4 Marlands Shopping Centre
0.40 metres from St Mary's Place



5 City College Southampton
0.07 miles from St Mary's Place



6 Southampton Port
0.86 miles from St Mary's Place



London
69.11 miles from St Mary's Place

Portsmouth
14.67 miles from St Mary's Place

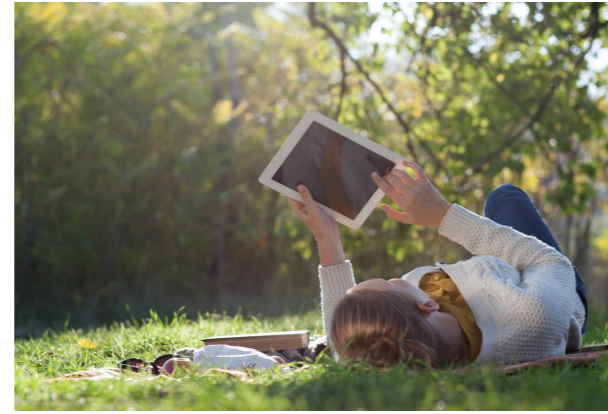
Winchester
11.40 miles from St Mary's Place

Student Demand in the UK

The UK has one of the largest and most prestigious university and higher education systems in the world.

With more than 2.3 million students in the UK, there is a large demand for student accommodation. According to Knight Frank, there is a 'structural undersupply of student accommodation within the UK'.

Overseas students are a majority driver for Purpose Built Student Accommodation (PBSA), with the size of this group expected to rise by 15-20% in the UK over the next five years.



RISING DEMAND

2.3
million

Students studying
in the UK

600,000

Applications made to UK
universities for 2016/17

more than
25%

Of students in the UK
are from overseas

15-20%
increase

Of overseas students
studying in UK over the
next five years expected



Find out more about
the UK's student market
by downloading our guide

Student Demand in Southampton

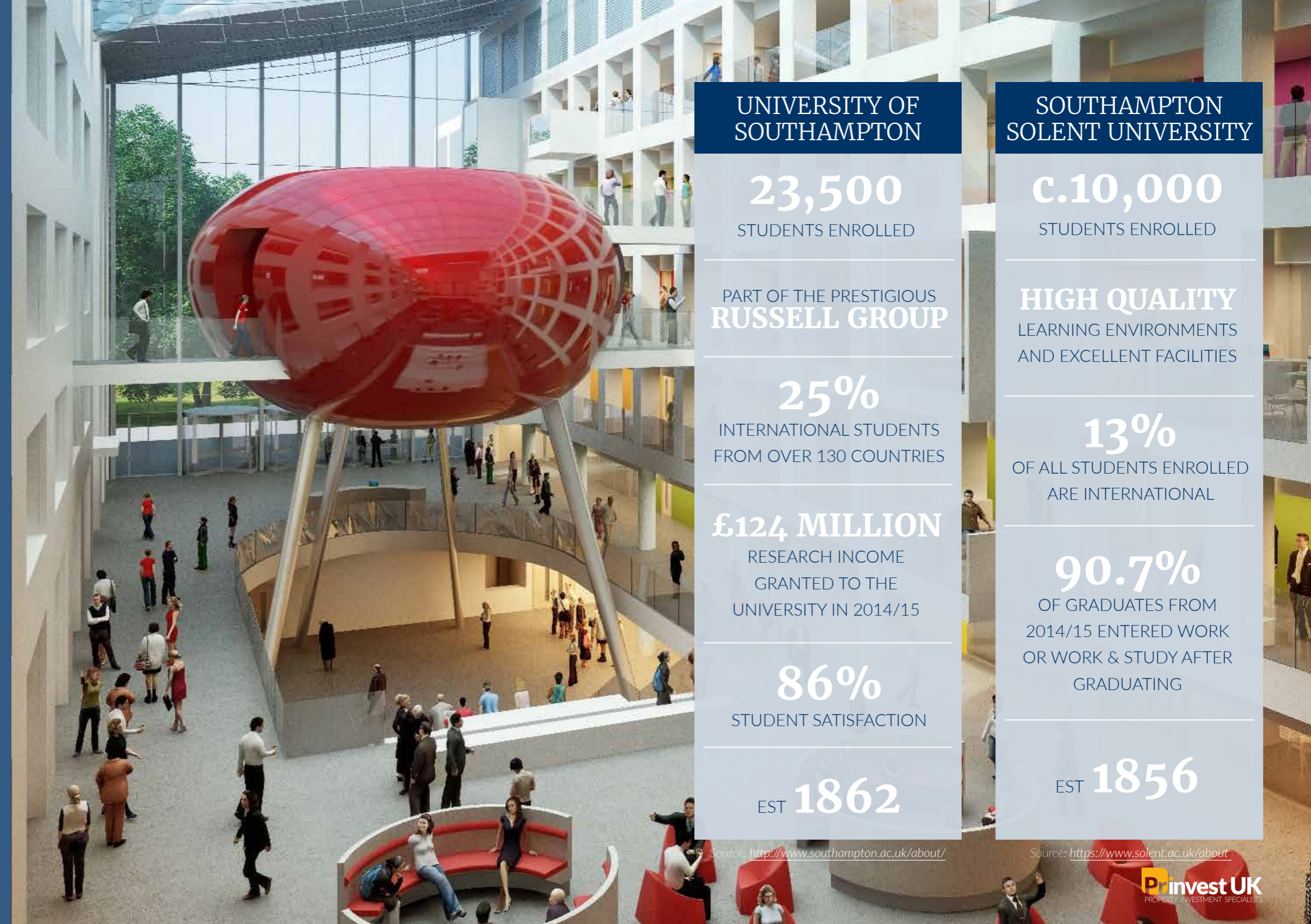
With over 30,000 students residing in Southampton, the city boasts an untapped potential for student accommodation.

Home to two major universities, this maritime city's research and teaching has made significant contributions in areas as diverse as ocean exploration and cancer immunology.

The world-class level of education in the city has attracted students from around the globe, with both the University of Southampton and Southampton Solent University each boasting a large international community.

In addition, Southampton is home to a diverse and vibrant cultural scene, offering students access to areas alive with art, music, heritage and entertainment.

The city's seafront location has also made it popular for water sports such as rowing and wind-surfing - ideal for the city's active student population.



UNIVERSITY OF SOUTHAMPTON

23,500
STUDENTS ENROLLED

PART OF THE PRESTIGIOUS
RUSSELL GROUP

25%
INTERNATIONAL STUDENTS FROM OVER 130 COUNTRIES

£124 MILLION
RESEARCH INCOME GRANTED TO THE UNIVERSITY IN 2014/15

86%
STUDENT SATISFACTION

EST **1862**

Source: <http://www.southampton.ac.uk/about/>

SOUTHAMPTON SOLENT UNIVERSITY

c.10,000
STUDENTS ENROLLED

HIGH QUALITY
LEARNING ENVIRONMENTS AND EXCELLENT FACILITIES

13%
OF ALL STUDENTS ENROLLED ARE INTERNATIONAL

90.7%
OF GRADUATES FROM 2014/15 ENTERED WORK OR WORK & STUDY AFTER GRADUATING

EST **1856**

Source: <https://www.solent.ac.uk/about>

Images (top left to far right):
Avenue Campus at the University of Southampton, Mountbatten Building at the University of Southampton, Michael Andrews Building at Southampton Solent University, Southampton Solent University City Campus

Comparable Accommodation



St Mary's Place

- Student Studios / Large Studios
- 51 Week Tenancy

FROM
£170



1 Park House (Standard Studio)

- Student Studios
- 51 Week Tenancy
- Limited Availability (2017/18)

FROM
£155



2 Liberty Point (Classic Studio)

- Student Studios
- 51 Week Tenancy
- Available (2017/18)

FROM
£165



3 Crescent Place (Standard Studio)

- Student Studios
- 51 Week Tenancy
- Limited Availability (2017/18)

FROM
£165



4 Vita Southampton (Medium)

- Student Studios
- 51 Week Tenancy
- Available (2017/18)

FROM
£198.12



5 The Court Yard (Tokyo Studios)

- Student Studios
- 51 Week Tenancy
- Available (2017/18)

FROM
£165



1 Park House (Premium Studio)

- Large Student Studios
- 51 Week Tenancy
- Limited Availability (2017/18)

FROM
£181



2 Liberty Point (Premium Studio)

- Large Student Studios
- 51 Week Tenancy
- Available (2017/18)

FROM
£170



3 Crescent Place (Premium Studio)

- Large Student Studios
- 51 Week Tenancy
- Available (2017/18)

FROM
£176



4 Vita Southampton (Large)

- Large Student Studios
- 51 Week Tenancy
- Available (2017/18)

FROM
£212.71



5 The Court Yard (Sidney Studio)

- Large Student Studios
- 51 Week Tenancy
- Available (2017/18)

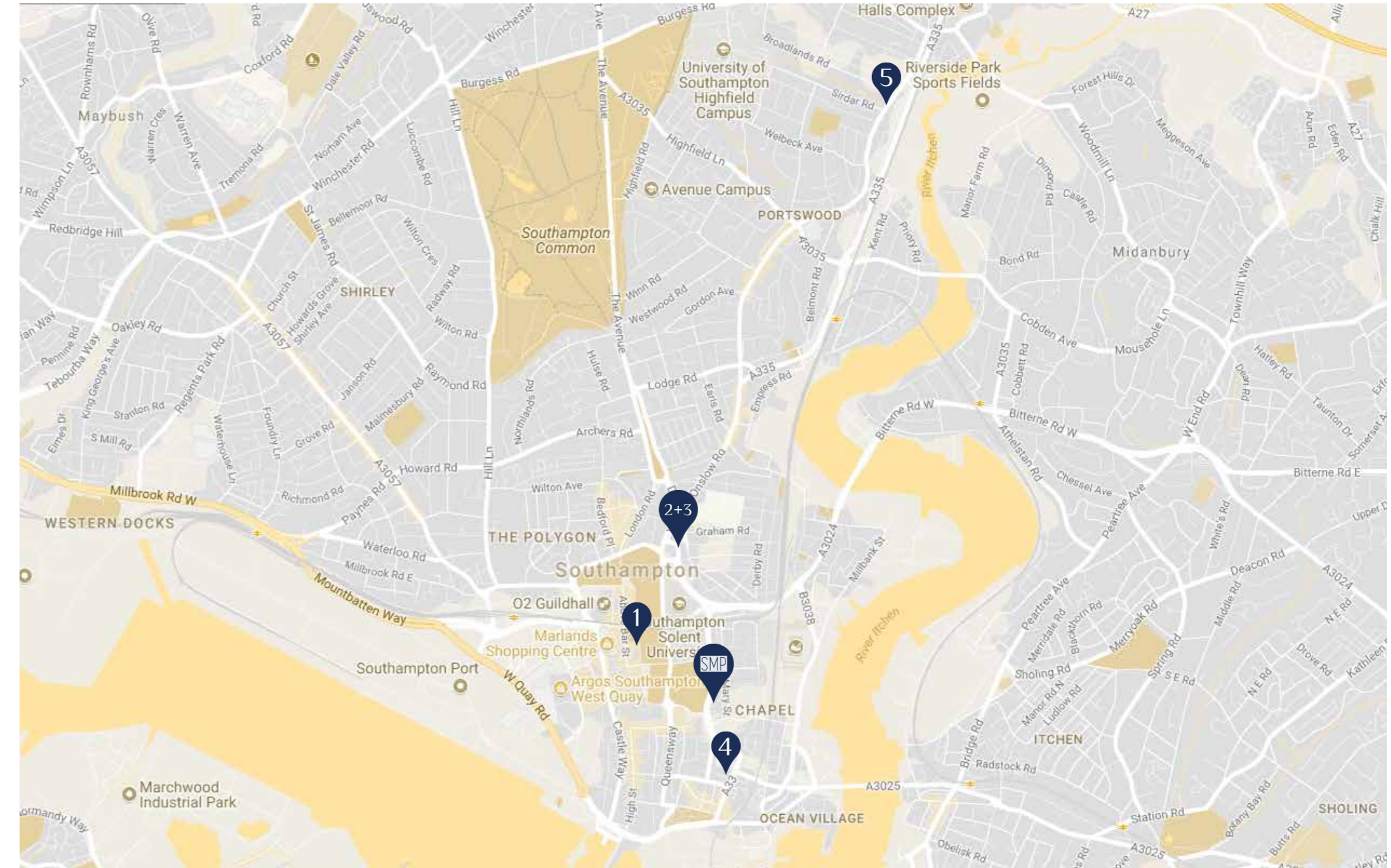
FROM
£196

Key:



Weekly Rent

All information collated on 21/06/17 and was correct at the time of publication



Southampton: In Focus

Located in the south coast of England, Southampton is a major port in the UK, with a rich maritime and aviation heritage.

Due to its low-lying and sheltered location, Southampton's climate is one of the warmest and sunniest across the UK.

TOP
5

*Reasons to invest
in Southampton*

[Read More](#)

TRANSPORT



International

Southampton Airport serves 40 different European destinations

Source: [Southampton Airport](#)

CULTURE HUB



City of Entertainment

Home to 4 major entertainment venues including The Mayflower

POPULATION



249,500

People live in Southampton

Source: [Southampton City Council](#)

PROSPECTS



£3 Billion

Investment planned, with 24,000 new jobs & 5,000 new homes

Source: [Discover Southampton](#)

ECONOMY



£1.6 Billion

Invested in city, with new cultural centre and a £70m leisure complex

Source: [Discover Southampton](#)

GROWTH



4th Best City in the UK

For growth prospects in the 2016 PWC Good Growth for Cities Index

Source: [Good Growth for Cities Index](#)

The Developer

Casita Living assists students in their search for the perfect accommodation, providing them with somewhere they can focus on studies, feel at home, and have the chance to build new friendships, whilst exploring their chosen University City.

That is why Casita Living ensures that each of their student buildings are centrally located and extremely well connected with superb transport links. By building shared communal spaces and on-site facilities at every opportunity, from study rooms to large kitchens, Casita Living perfectly caters to students' needs.

Casita Living also ensures that students feel completely at home, all of the time, with 24-hour CCTV and secure entry system installed in each of their developments. And with a 24-hour telephone number - a friendly Accommodation Manager is on hand for whatever a student might need.

CASITA
STUDENT LIVING

Casita Student Living design, build and manage homes away from home, for students, delivering the entire student experience at their doorstep.

ALEXANDRA HOUSE

Self-contained student accommodation in Southampton, converted from a 4-storey office block and further adding 2 floors. Project not yet completed but already achieving 50% occupancy.



STATION HEIGHTS

A residential and mixed-use development in West Byfleet, Surrey, consisting of a dozen 2-bedroom apartments plus retail at ground floor. Building just commenced.



QUEENSGATE

Student development in Southampton consisting of 65 student studios, now fully let. Casita Living were instrumental in corporate branding and setting up the rental infrastructure from day one.

MARSHALL PARADE

Mixed use development in Pyrford, Surrey, with 4 residential 2-bedroom apartments and two retail units below.





The Rental Manager

Tenant Direct is an independent Lettings & Management Agency based in Southampton.

Tenant Direct's reputation is built on the first class service that they have always provided to landlords and tenants in the area, with most of their new business coming through personal recommendations as a result.

Tenant Direct is a completely independent company, and they pride themselves on their ability to respond to their clients' requests quickly - and with action, not just words. And they are continually developing their services to improve the lettings and management experience for their landlord and tenant clients.

For example, Tenant Direct update their popular website on a daily basis, so new properties are actively marketed from the moment they accept them onto their books, and they advertise on leading property portals (such as Rightmove, Zoopla and Prime Location) to ensure that they reach the widest audience of potential tenants.

TENANT DIRECT

tenant
DIRECT

Tenant Direct will secure tenants for St. Mary's House and arrange the Assured Shorthold Tenancy Agreement, credit check, inventory and check in.

Casita Living, who also act as rental managers, will then take over for the day-to-day rental management of the development.

TESTIMONIALS

"It has been a pleasure to do business with Tenant Direct over the past year. Their professional and caring approach is a breath of fresh air and much appreciated. I look forward to many more years working with them."

K Sahota, Private Landlady

[Click Here to View More Testimonials of Tenant Direct](#)

Frequently Asked Questions

How long is my rental assurance?

The rental assurance for St Mary's Place lasts for 3 years, with purchasers contracted to receive an 8% NET rental return on the purchase price per annum from the developer.

What is the payment schedule?

Payments for St Mary's Place will be made quarterly in arrears from legal completion.

Will I own the property?

Yes. You will be purchasing a 125-year leasehold property and the Title Deeds will be registered with the UK Land Registry upon the completion of the purchase.

Can I get a mortgage?

Unfortunately, it is not possible to obtain a mortgage for a property classed as being for occupation solely by students, as the asset class does not meet the criteria for lending.

What building warranty is provided?

St Mary's Place will provide a 10-year new-build International Construction Warrant, which will be issued upon completion.

What is the address of the development?

St Mary's Place is located at:
17-18 St Mary's Place,
Southampton,
SO14 3HY

Purchase Process

- Step 1** **Reservation**
Reservation form completed & £5,000 non-refundable fee paid and deducted from the deposit on exchange
- Step 2** **Solicitors Instructed**
Solicitors instructed, legal pack sent out & anti-money laundering process completed
- Step 3** **Exchange of Contracts**
30% of purchase price is paid, less the reservation fee, paid to solicitors & contracts exchanged within 28 days of reservation
- Step 4** **Legal Completion**
The remaining 70% of the purchase price is paid, the purchase is completed and Title Deeds registered with the UK Land Registry

Please note: these CGIs are provided for illustrative purposes only.



360 Checklist

For every single development that we offer to property purchasers, we are able to provide the 360 Checklist, complete with all of the information that we have gathered throughout our own due diligence process.

This will offer you a strong indication of the areas that you should research and evaluate before purchasing.

Stage 1 Company & Director Check

- Company Details
[Companies House Profile](#)
- Companies House Company Check
[Companies House Profile](#)
- Companies House Director Check
[Companies House Profile](#)
- Architect Details
[Studio Four Architects Ltd](#)
- Developer CV of Past Projects
Please see 'Contractor Profile' page

Stage 2 Planning Documents

- Building Sign-Off
N/A
- Site Plans
[St Mary's Place Site Plan](#)
- Planning Consent
[Decision Notice](#)
- s106
[s106 Documentation](#)
- Floor Plans
[Floor Plans](#)

Stage 3 Legal & Contractual

- Copy of Legal Title
[Legal Title](#)
- Developer Sign-Off of Brochure
[Sign Off of Brochure](#)
- Sales Contract
[St Mary's Place Sales Agreement](#)
- VAT / Other Taxes Payable Upon Purchase
Not Available at the Time of Publication
- Searches
Not Available at the Time of Publication

Stage 4 Property Details

- Site Address / Location
[Decision Notice](#)
- Number of Units
[Schedule of Accommodation](#)
- Unit Sizes
[Schedule of Accommodation](#)
- Pricing Schedule
Please see 'Investment Overview' page
- Details of Services
Please see 'Property Specification' page
- Facilities in Room
Please see 'Property Specification' page
- Communal Facilities
Please see 'Property Specification' page

Stage 5 Property Management

- Lettings Agent History
N/A
- Lettings Agent Fee Quote
Available Upon Request
- Management Company History
[Casita Living](#)
- Management Company Fee Quote
Available Upon Request
- Copy of Nomination Agreement
N/A
- Details of Other Operational Sites
[Casita Living](#)

Regulatory Bodies

PrinvestUK strives to offer a principled and professional approach to all of our services whether you are a developer, an agent or a purchaser.

As a result, we closely follow the guidelines set by the industry's most highly regarded regulatory bodies, to ensure that you can be confident in the open and honest service that you receive.



Members of The Property Ombudsman (TPO)

The Property Ombudsman (TPO) scheme has been providing consumers and property agents with an alternative dispute resolution service since 1990.

TPO is a government approved scheme to provide independent redress in relation to disputes between consumers and property agents.



Approved by The National Trading Standards Estate Agency Team (NSEAT)

NTSEAT protects consumers and businesses by enforcing the Estate Agents Act (1979).

The team leads investigations, provides advice and guidance and builds expertise in the application and interpretation of estate agency legislation with a view to sharing this with colleagues across the enforcement community.



Approved by The Trading Standards Institute (TSI)

The Property Ombudsman (TPO) scheme has been providing consumers and property agents with an alternative dispute resolution service since 1990.

TPO is a government approved scheme to provide independent redress in relation to disputes between consumers and property agents.



Registered with The Information Commissioner's Office (ICO)

ICO is an independent authority setup to uphold information rights in the public interest, promoting openness by public bodies and data privacy for individuals.

They provide organisations with obligations and how to comply, including protecting personal information and providing access to official information.

Disclaimer

1. This information is and remains the property of PrinvestUK Limited trading as PrinvestUK (hereafter referred to as "PrinvestUK"). It is made available to the addressee subject to the terms and conditions of this Disclaimer. A copy of this information is made available to you for your personal use and must not be given, shared or communicated with any other person except for your own professional advisors for the sole purpose of obtaining their advice.

2. PrinvestUK endeavours to provide accurate, up to date and complete information but makes no warranties or representations as to the accuracy, reliability or completeness or otherwise of the information contained herein. PrinvestUK assumes no responsibility or liability for any omissions or errors contained in the information.

3. PrinvestUK acts as an agent for the developer and as such accepts no liability to the Purchaser. Further and in any event, if notwithstanding this provision liability is established against PrinvestUK, then it is agreed that the total maximum amount of such liability is limited to and shall not under any circumstances exceed the amount of PrinvestUK's Net Reservation Fee of any reservations made.

4. Purchasers are required to conduct their own due diligence and make their own judgement on the property being offered. Purchasers must verify the information and any speculative information offered by PrinvestUK. Purchasers are strongly recommended to perform their own financial and legal assessment of any opportunity prior to making any commitment to participate.

5. PrinvestUK does not provide or offer an opinion as to whether a particular property is appropriate for a particular individual and owes no duty of care to the Purchaser.

6. PrinvestUK only offers an opinion on the opportunity in general terms and in relation to the market as a whole. PrinvestUK is not able to comment or give opinions on the strength or validity of any bond or insurance policy and Purchasers are strongly recommended to perform their own diligence and seek legal opinion.

7. PrinvestUK does not accept any responsibility for amendments to or changes in rates of taxation, introduction of new taxes, changes to existing legislation or the introduction of new legislation or any matters relating to the final contractual arrangements for any purchase.

8. Where rental assurances or guarantees are offered as part of the purchase, the developer will contract directly with the purchaser to assure the rental income at the specified rate and for the specified duration, but this is not supported by an insurance policy, bond or bank, unless specified, nor is this warranted or supported by PrinvestUK.

9. Descriptions of Property, Homes, Buildings, Locations or Development Particulars, Specifications and Pictures and Artists Impressions of any property, home, building, location or development are given in good faith and believed to be correct, but they do not form part of any offer or solicitation and are intended only as a general guide. PrinvestUK does not control the building or development of any project.

10. All descriptions are intended only as a general guide and are not to be relied upon by the Purchaser or by any other interested parties as a statement or representation of fact and the Purchaser or any interested parties should satisfy themselves by inspection or otherwise.

11. The Purchaser acknowledges that Developers reserve the right to alter plans, designs and specifications at any time without prior notice. Therefore, PrinvestUK will not be responsible for such changes.

12. PrinvestUK has endeavoured to provide the highest quality information, backed up by substantial experience and proven evidence from the marketplace. However, individual interpretation of information may vary, and individual circumstances, skills, abilities, knowledge and attitude play an important part in achieving a particular outcome. In addition, the future behaviour of the property market may not follow past experience, either, internationally, nationally or locally. For this

reason PrinvestUK does not warrant, guarantee or promise that you will make a profit from any property transaction entered into, whether as a result of acting on information contained within this document or otherwise. As with any purchase, this may make a loss.

13. Where applicable, as in the case of a consumer and not a business customer ("Consumer"), the Consumer Protection from Unfair Trading Regulations 2008 and the Consumer Protection (Amendment) Regulations 2014 (singly or together the "CPR") which prohibit unfair practices, shall apply. To satisfy our obligations under the CPR, our sales particulars have been prepared by PrinvestUK upon the instruction of the vendor and in accordance with these regulations. The sales particulars are produced in good faith and are not intended to form part of a contract. Where the CPR apply, the Consumer may, without giving reason, cancel this Agreement within 14 (fourteen) days from the day it was signed. Such cancellation must be in writing and may either be in the Consumer's own words, or he / she may ask PrinvestUK for a form of cancellation notice. For the avoidance of doubt, if the Consumer cancels, the Developer must re-pay the Reservation Fee to the Consumer.

14. The purchaser may be liable for property related taxes in connection with property purchases and ownership in addition to any ongoing personal or corporate taxation which may apply; for the avoidance of doubt, PrinvestUK shall have no liability for such taxes.

15. PrinvestUK is not authorised or regulated by the Financial Conduct Authority ("FCA") and as such is not permitted to offer financial advice about investments, whether regulated or unregulated; accordingly, PrinvestUK does not offer financial advice. In case of queries or doubt, the Purchaser and any other interested parties should consult an FCA-regulated Independent Financial Advisor.

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