



ebods

BRAEFOOT HOUSE

EDINBURGH, SCOTLAND

INVESTMENT OVERVIEW

- 100% freehold investment
- Prices starting from £107,800
- Unbeatable location -
Less than 0.5 miles from Edinburgh
Universities Kings Campus Buildings
- 7.5% Net rental income assured for 2 years
- Successful and proven developer
- Fully furnished and managed
- Entirely self-contained studios
- Immense demand for student housing



WHY INVEST IN EDINBURGH?

Edinburgh is one of the fastest growing and most productive cities in the UK. Its highly skilled workforce, competitive costs and unrivalled quality of life make the city extremely popular with international investors.

Edinburgh is the UK's most educated city, with 4 Universities and over 50% of the workforce possessing a university degree. Many global financial services businesses base their Headquarters in Edinburgh and the city's technology industry is rapidly growing. It was even named the best place in the UK to live in 2015 by comparison website, uSwitch.

Rents in Edinburgh are climbing too due to the huge demand from students and professionals wanting to live in the city. The average rent in Edinburgh now stands at £951, a figure which has risen by 25.3% in the last 5 years, and rents still continue to climb as demand far outstrips supply.

WHY IS EDINBURGH POPULAR WITH INVESTORS?

- It is the UK's most educated city with students staying to work in the city. Around 55% of the workforce hold a university degree or equivalent.
- There is a population of over 1.6 million people living within the Edinburgh city region.
- It is a world leading tourist destination.
- The demand continues to outstrip supply, it has 4 universities and over 58,000 students living and working in the city.





BRAEFoot HOUSE

EDINBURGH, SCOTLAND

BRAEFoot HOUSE - EDINBURGH

Braefoot House will comprise of two phases totalling 172 executive student studio apartments, set less than 0.5 miles from Kings Campus Edinburgh University. Not only is it incredibly located to satisfy the massive demand for student accommodation in the city, but is also in one of the most affluent suburbs of Edinburgh.

Phase 1 of Braefoot House will comprise of 83 fully self-contained studios delivered to the highest standards. The contemporary building design will have glass curtain walling to upper floors and rear elevations. All remaining apartments have brilliant floor-to-ceiling windows providing plenty of natural bright light to the modern living environments.

The campus is served by a free university shuttle bus service that takes students into the city centre at regular intervals, and also gives students a hefty discount for City Car Club car use.

Tenants will be able to enjoy the on-site break space, separate laundry facilities, and the abundance of outdoor space, creating a relaxed and pleasant environment in which to live. The development will also come with separate bike storage, fun games room complete with lounge and cinema, Apple computer rooms at each level for study sessions, landscaped gardens for enjoyment in the summer, and reception for everyday help and security.

This development has the added advantage of being freehold, a benefit not easily found in England. These entirely freehold studios start at just £107,800, giving investors an assured 2-year net rental of 7.5%. In addition, all apartments come fully furnished and fully managed, creating an entirely hassle-free rental process.



Take a look at everything Braefoot House has to offer by watching the flythrough video

BRAEFoot HOUSE TENANTS ENJOY:

- Lounge
- Cinema
- Games Room
- Manned Reception
- Office
- Apple Computer Rooms at each level
- Cycle storage
- Laundry
- Landscaped gardens

Apartment Specification:

Apartments are built to the highest standards with glass curtain walling to upper floors and rear elevations. All remaining apartments have brilliant floor-to-ceiling windows providing plenty of natural bright light to the modern living environments.

Included Kitchen Appliances:

- Microwave Combi Oven
- Fridge/Freezer
- Ceramic Hob

Free Furnishings Include:

- Double Bed
- Wardrobe
- Waste Paper Bin
- Mirror
- Desk
- Swivel office chair
- Pinboard
- Window Blinds
- 2 seater table with 2 chairs
- Coat Pegs



AN AWARD-WINNING CAPITAL CITY

A multiple award-winning city, Edinburgh is one of the fastest growing and most productive cities in the UK. It is the UK's most prosperous city outside London with an unrivalled quality of life. Listed below are just some of the prestigious accolades that Scotland's capital city has picked up in recent years;

EDINBURGH AWARDS

- Top UK city to invest in student accommodation - Real Estate Agent, Chestertons (2016)
- Most attractive British location for commercial property investment outside London - Morton Fraser (2016)
- Highest in UK - 55% of the Edinburgh workforce has a degree level qualification or equivalent (2016)
- UK's top tourist spot - Pegasus Marine Finance (2016)
- 2nd Highest density of millionaires in UK, 16th in Europe - WealthInsight and Spears magazine (2016)
- Easiest city in the UK to travel within - ESP Group's easy travel index (2016)
- 'Best place to live in the UK' - Quality of Life Index, USwitch (2015)
- FDI city of the Year - The European magazine (2015)
- 'Best Mid-sized City of the Future' - Financial Times fDi Magazine (2014/15)
- 'Best Mid-sized European City: Foreign Direct Investment Strategy' - Financial Times fDi Magazine (2014/15)

***“Prices from
just £107,800”***





STRONG CITY ECONOMY

Edinburgh enjoys the UK's strongest city economy and transport mix outside London, alongside excellent communications networks, property investment opportunities, a rich creative environment and an excellent quality of life.

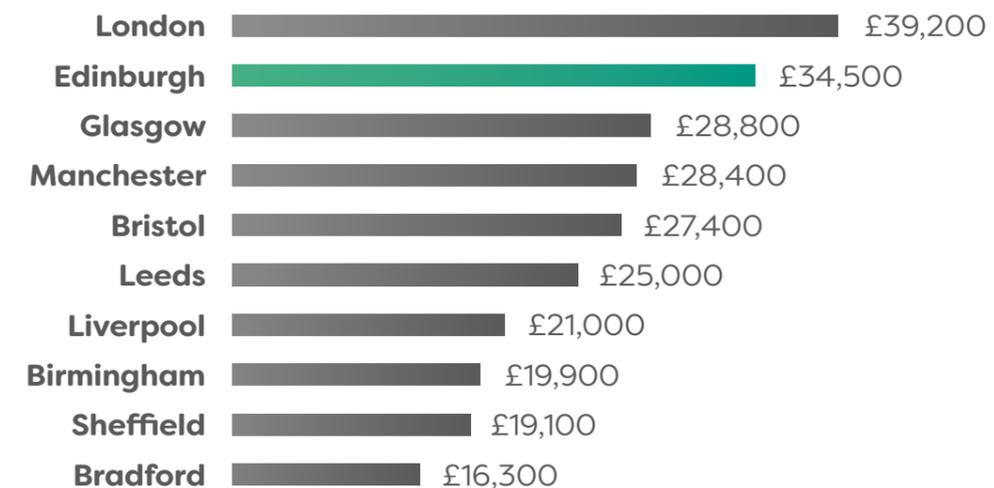
The Financial Times fDi Magazine named Edinburgh as the “Best Mid-Sized European City of the Future” and “Best Foreign Direct Investment Strategy (Mid-Sized City)” for 2014/15 whilst The European magazine awarded Edinburgh FDI city of the Year in the Business and Finance Awards 2015 for investment potential and innovation.

Edinburgh is one of the fastest growing and most productive cities in the UK. Its current population, which has grown 9% in the last 10 years, is around 9% of the total Scottish population.

It is the most prosperous city outside London, but offers significantly lower labour and property costs than London and the south-east.

KEY POINTS:

- In 2015, the population of Edinburgh was estimated at 498,800, an increase of 22,200 on the figure from 2011 which stood at 476,600.
- The city has the second highest Gross Value Added (GVA) per resident in major UK cities, with the average being £34,500 per resident.
- The employment rate for the city stands at 73.5% for Q1 of 2016, which is higher than the rate for Scotland as a whole, which stands at 72.6%.
- Edinburgh is second only to London in median gross annual earnings per resident in Major UK cities with £24,200.



Gross value added (GVA) per capita in major UK cities 2014
(source: Office for National Statistics)



Edinburgh has been awarded FDI City of the Year, Europe in the Business and Finance Awards 2015 for investment potential and innovation by the European Magazine.

LOCATION - KING'S BUILDINGS CAMPUS

Located virtually right next to The University of Edinburgh's King's Buildings Campus in the southern part of Edinburgh city, Braefoot House is a prominent and much needed addition to the city's student property market.

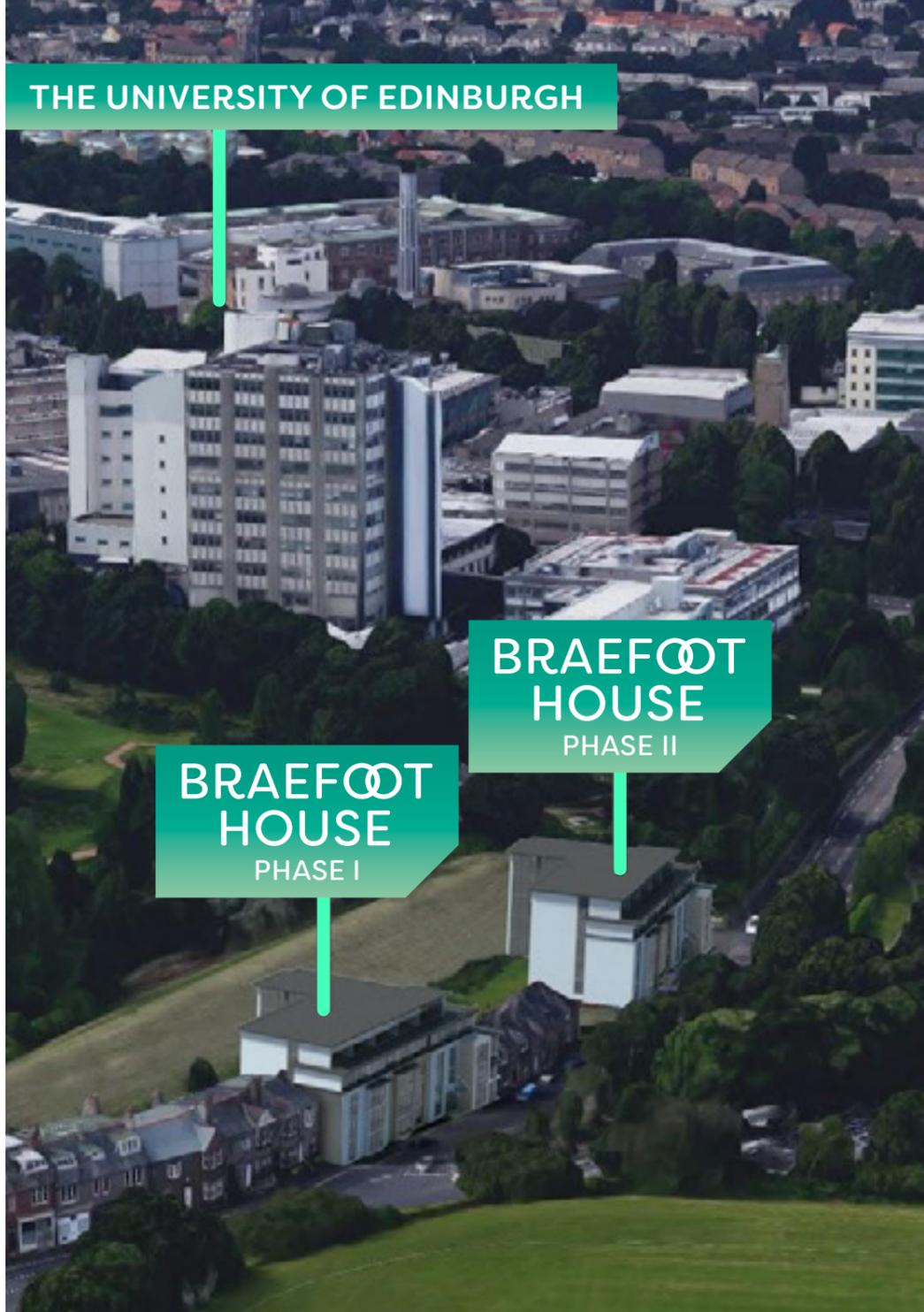
The immediate neighbourhood of the development features nearly all of the departments of Edinburgh University's College of Science and Engineering. This campus also serves a significant proportion of Edinburgh's post-grad students. At present there is no modern private PBSA serving this campus, meaning the demand for student housing in the area is soaring.

The Kings Buildings is located on the south side of Edinburgh city. Getting to and from the King's Buildings is easy due to its excellent public transport, walking and cycling links. In just under 20 minutes you can get to and from Edinburgh airport - something international students in particular highly appreciate.

If students need to get into the city centre easily, The King's Buildings campus offers students a free shuttle bus service to the centre of Edinburgh. On top of this, students can join City Car Club at a significantly discounted rate, with a City Car Club car always found at the King's Buildings for student use.

Braefoot House is within a high-value residential area of Edinburgh that already appeals to post-graduates and international students. It being so close to the campus only adds to the huge appeal it has to students looking for accommodation.

THE UNIVERSITY OF EDINBURGH



BRAEFoot HOUSE
PHASE II

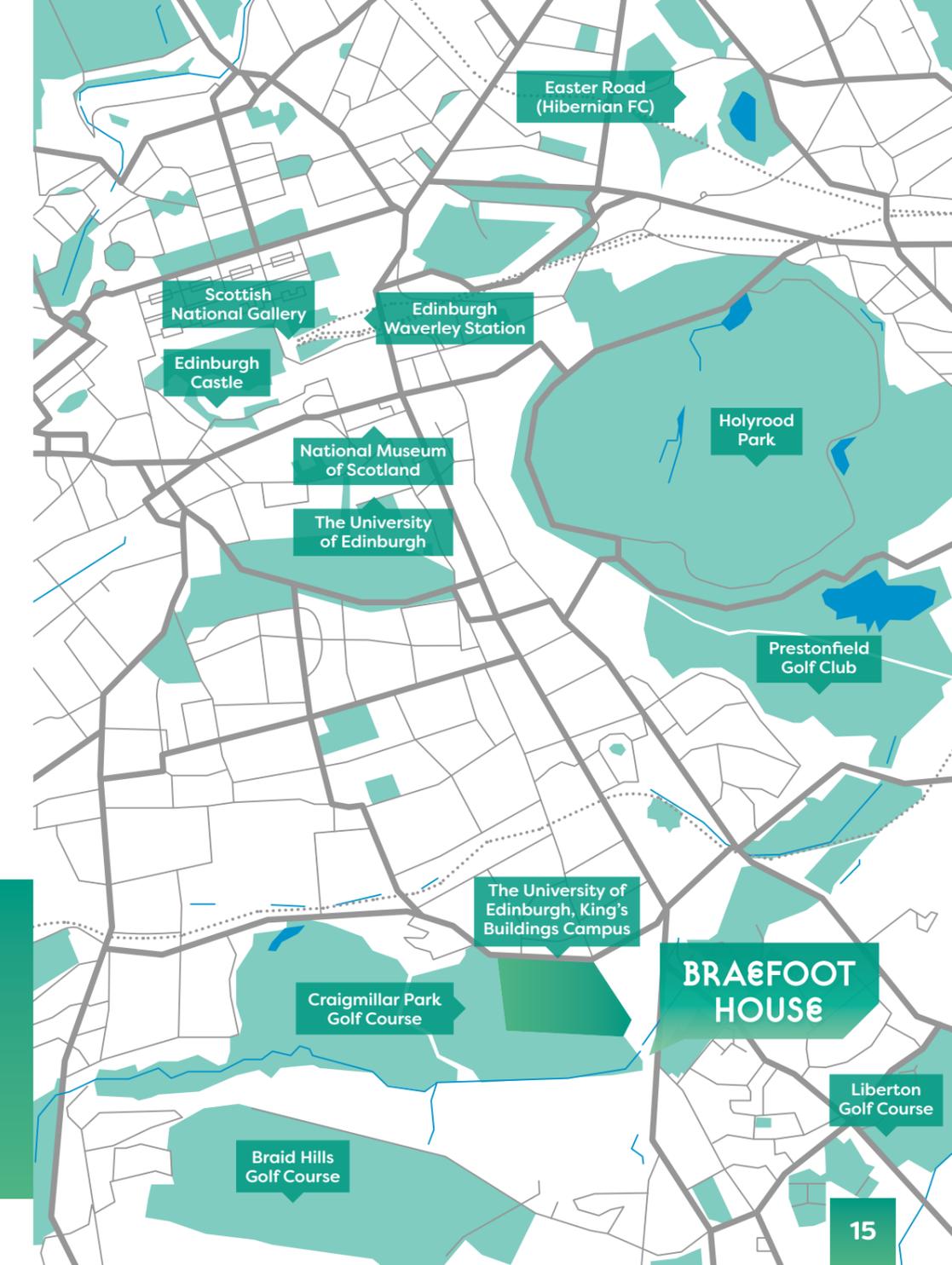
BRAEFoot HOUSE
PHASE I

DISTANCES FROM BRAEFoot HOUSE (MILES)

The University of Edinburgh King's Buildings Campus	0.4
Craigmillar Park Golf Course	0.7
Braid Hills Golf Course	0.9
Liberton Golf Course	0.9
Prestonfield Golf Club	1.4
Holyrood Park	1.8
The University of Edinburgh	2.0
National Museum of Scotland	2.1
Edinburgh Waverley Station	2.4
Scottish National Gallery	2.5
Edinburgh Castle	2.5
Easter Road (Hibernian FC)	3.4
Edinburgh Airport	12.2

**Distances are approximate. Source: Google Maps

“LESS THAN 0.5 MILES FROM EDINBURGH UNIVERSITIES KINGS CAMPUS BUILDINGS”





A MARKET MADE FOR INVESTORS

When you look at what the city has to offer, it makes perfect sense why so many investors are turning to Edinburgh for their property investment needs. Edinburgh has a huge amount on offer for its residents and students alike, and not to mention it's one of the most popular educational establishments in the country.

The average number of students at Edinburgh University at any one time is around 40,000. As a result, demand for student accommodation tailored to the needs of students is always high.

Edinburgh University is regarded as one of the finest universities in the UK; but there's also a lot more than just excellent educational opportunities to entice students. Culture is booming in the city, especially with events such as the Edinburgh Fringe Festival. There are a number of music venues and an exciting, varied night-life. It's a highly appealing lifestyle for students, which makes investing in student buy-to-let in the city one of the wisest investment choices available to date.

A MARKET THAT'S ALWAYS GIVING

1

Edinburgh is number one for student investment in the UK, with yields in this city higher, on average, than anywhere else in the UK. Outperforming other typical student cities such as Oxford, London and Cambridge.

185

The number of countries students leave to study in Edinburgh.

4

The number of top universities in the city.

70,000

The number of students and almost 50% of these have no access to purpose-built student accommodation (PBSA).

55%

The percentage of working age residents educated to degree level or equivalent, eclipsing London (50%), Bristol (47%) and Manchester (41%).

36,800

The number of people employed by the financial services sector alone. Making Edinburgh the UK's largest financial centre after London by both gross value added (£4.5 billion in 2011) and employment.

270,000

The amount of students in higher education institutions and further education colleges across the Central Belt, one of the UK's highest student concentrations.



THE UNIVERSITY OF EDINBURGH

Edinburgh is a beautiful, historic city that has regularly been voted as one of the most desirable places to live in the world.

Large enough to offer something for everyone, but small enough to feel like home, Edinburgh is a modern, sophisticated and beautiful European city with a diverse, multicultural community.

Founded in 1583, the University of Edinburgh is the sixth oldest university in the English-speaking world and one of Scotland's ancient universities. One of the world's top universities, the university is deeply embedded in the fabric of the city of Edinburgh, with many of the buildings in the historic Old Town belonging to it. It is globally recognised for its research, development and innovation, having provided students with world-class teaching for more than 425 years.

THE FACTS

TOP 50

Consistently ranked as one of the world's top 50 universities. In 2015/2016 they ranked 21st in the QS World University Rankings.

4th

Ranked fourth in the UK for research power, based on the quality and breadth of their research.¹

23rd

Ranked 23rd in the world for the employability of graduates.²

£8 MILLION

Awarded more than £8 million in undergraduate financial support in 2015/16.

2nd

Edinburgh is ranked the second best student city in the UK.³

137 NATIONALITIES

Students from two-thirds of the world's countries study here.

40%

The amount of students that come to study from outside the UK.

4th

Edinburgh ranks fourth in the UK's most cost-effective student cities.⁴

94%

Six months after graduating, 94 per cent of their students are in employment or postgraduate study.

1,000

The university offers more than 1,000 exchange opportunities worldwide.

£1.5 BILLION

The total amount to be spent on the University of Edinburgh's ambitious expansion programme.

1. Research Excellence Framework (REF) 2014. | 2. Latest Emerging Global Employability University Ranking.

3. QS Best Student Cities 2015. | 4. Natwest student living index 2015 / HSBC affordable student destinations 2015.

COMPARABLE ACCOMMODATION

Property	Weekly Rents (Median)	Tenancy	Distance from Edinburgh University Kings Campus	Distance from Edinburgh University Main Campus
Braefoot House	£185.00	51 weeks	0.4 miles	2.1 miles
Sugarhouse Close	£196.50	51 weeks	2.3 miles	0.7 miles
Panmure Court	£190.50	51 weeks	2.6 miles	1.0 miles
Portsburgh Court	£206.00	51 weeks	2.2 miles	0.6 miles
Chalmers Street	£252.50	51 weeks	1.9 miles	0.6 miles
Lady Nicolson Court	£251.00	51 weeks	1.6 miles	0.2 miles

“Volume of property sales in Edinburgh up 21% on the year before, and property prices are rising at double the national average.”



THE CRITICAL NEED FOR MORE STUDENT ACCOMMODATION

Competition for Edinburgh student accommodation or buy-to-lets has never been more in demand. As the universities continue to offer more courses and places, increasing numbers of students are drawn to Edinburgh, desperately seeking accommodation.

In fact, according to a recent report featured in the Edinburgh Evening News in 2015, students are facing a 'cut-throat race' to get accommodation, and on average, as many as 30 students compete for every single accommodation unit available!

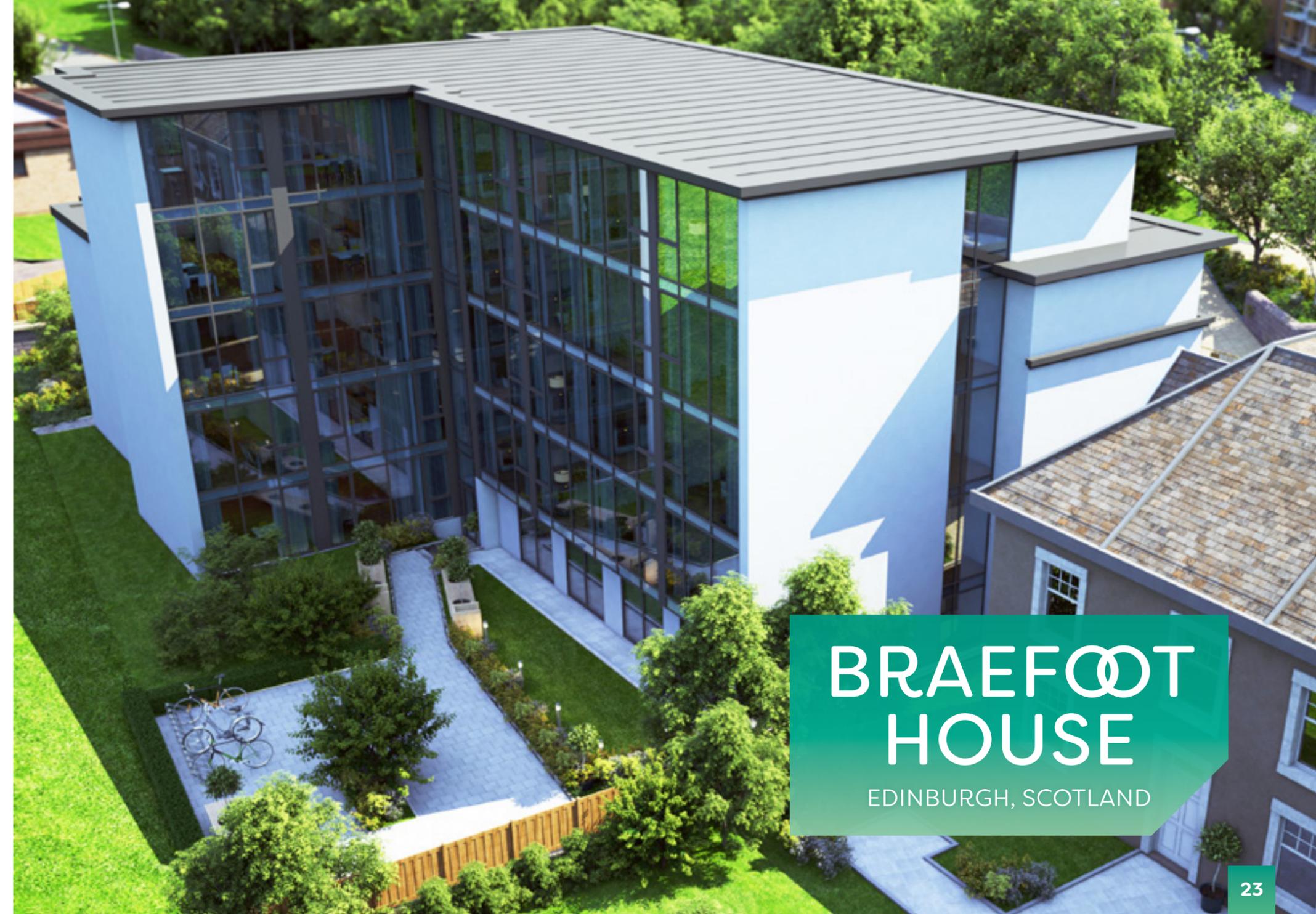
The city is so urgently in need of additional student buy-to-let accommodation, that one student even compared the situation to 'The Hunger Games'. Property bosses have now admitted that the soaring number of students choosing to study in Edinburgh had placed an unprecedented strain on the rental market, especially those close to university campuses.

According to an interview taken with students in 2015 by the Edinburgh News, Molly Bean - an 18-year-old originally from North Yorkshire - described the race to claim a flat as "really brutal and cut-throat".

She said: "We got handed the viewing sheet and then everyone just ran out the door to try to get to the letting agency first. There were 20 people at the viewing - and at the other two we had this week there were 30."

In light of this, it's not hard to understand that savvy investors are now turning towards student accommodation in the city, and generating an excellent profit in return.

***"Assured rental
of 7.5% NET for
the first 2 years"***



**BRAEFoot
HOUSE**
EDINBURGH, SCOTLAND



BRAEFOOT HOUSE – 100% FREEHOLD. 100% YOURS!

Freehold vs Leasehold

One of the main differences to note when buying property in Scotland as opposed to England is the distinction between 'freehold' and 'leasehold' ownership.

Freehold means you own the property outright – it's 100% yours. With leasehold, you own the property for a specified term and thereafter the lease expires and the property ownership goes back to the freeholder.

When buying a property in England, more often than not you will be buying a leasehold. For example, in England, leases with less than 70 years remaining would find it difficult for buyers to obtain a mortgage. However, when buying a property in Scotland, there is no freehold and leasehold distinction. What you buy is 100% yours.

The Benefits of Freehold

The desirability of having 100% ownership is clear. There is no other landlord controlling how the property is managed and the buyer doesn't need to worry about having to pay a premium to extend their lease before it expires. This is a huge benefit for investors, as it makes it considerably easier to sell a property onwards. Braefoot House in Edinburgh is 100% freehold, it's 100% yours – just one of the added benefits of investing in Scottish property.

PURCHASE EXAMPLE

- Choose your property and pay a £6,000 Reservation Deposit (*this includes £1,000 Admin Fee*)
- The solicitors will assist you through the Exchange of Contract (*within 28 days*)
- 50% of the purchase price is required on Exchange of Contracts, minus the £5,000 Reservation Fee
- 25% due 3 months after exchange
- Remaining balance payable on completion

Investment Returns

- Purchase price from £107,800
- Income from £8,085 per annum
- Net Yield: 7.5% assured for 2 years
- Returns from £16,170 in first 2 years





THE DEVELOPER

Abode is the specialist student and residential developer formed by Ashley Ladson of the Ladson Group, a family-run construction and development company trading for over 35 years.

Abode have a pipeline of close to 1,000 student and PRS units and are on-site in Sheffield, Newcastle and Manchester.

Their most recent student project, The Pavilion in Leeds was completed for the AY 2015/16 and was 100% occupied in its first year. The scheme was successfully sold to investors in Sept 2016.

<http://aboderesidencies.com>



The Pavilion - Rooftop Terrace

BRAEFOOT HOUSE F.A.Q's

Where is the property located?

The property is located next door to the University of Edinburgh Kings Campus. 234 Mayfield Road, Edinburgh, EH16 6AA, Scotland.

How many units are in the development?

The property will consist of 172 purpose built student apartments (studios) made up of two phases. Phase one will be made up of 83 studios.

When will the building be completed?

The development will be completed for Q1 2018.

Who will manage the property?

An experienced management company will be appointed to run the property from completion. The operator is an established student housing operator with experience in managing modern purpose built multi-let student accommodation in the UK.

What is the rental assurance?

Each property in the development will provide owners with a 7.5% assured NET rental income for 2 years following completion.

How does the assured yield work?

The Assured Rent of 7.5% net per annum is payable throughout the rental assurance period by the developer. Payments will be paid to owners throughout the 2-year assurance period. The rent is payable quarterly in arrears and is paid directly into any bank account in the world as stipulated by the purchaser. The amount of assured rent is specified in the agreement for sale and management agreement.

What happens after the 2-year assurance period?

The management company can continue to run the property on behalf of the owners following the period after the 2-year rental assurance. Based on current trends in the UK student housing market the rentals projected should be comparable to the rental assurance after the 2-year period of 7.5% NET.

How do I select a unit?

Speak to your consultant regarding the properties and their availability. Once a unit type and price point has been agreed on some suggestions will be put forward to select from. Unit selection will be confirmed through completion of the reservation form and payment of a £6000 reservation fee.

What happens to the reservation fee?

The reservation fee is paid and forwarded to the developer as part of the purchase price, your solicitor will ensure that this is deducted from the total purchase price during the legal process.

What is the ground rent?

There is no ground rent as you own the apartment 100% freehold.

Is it a freehold or a leasehold?

This investment is a freehold investment. You will own it 100% outright.

Is the sale handled by UK lawyers?

Yes. A team of commercial solicitors, experienced in the student accommodation investment sector, can be appointed to act on the behalf of investors.

I do not have a UK solicitor; can you recommend one to act for me on the purchase?

We have relationships with a number of UK based solicitors who can act for purchasers, for this development we can put forward a legal firm to complete the legal purchase process on your behalf.

Can I sell my unit/s at any time?

Investors are permitted to sell at any time after completion of the development.

As a non-resident in the UK am I taxed on this income?

If you are a UK resident, then yes you will be subject to tax. If you are a 'non-resident' in the UK then you are classed as an overseas landlord and may apply to HMRC in the UK for exemption. Please note we cannot guarantee that an application to receive rent with no tax deductions will be accepted.