

JAMESON HOUSE



SUNDERLAND

JAMESON HOUSE



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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, an in-depth understanding of local markets 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 property 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.



SENIOR TEAM



Aaron Campbell
Managing Director



Mark Ivimy
Business Development
Director



Ryan Murphy
Property Sales
Manager

INVESTMENT OVERVIEW

Jameson House is an exceptional opportunity to invest in an excellent development at the heart of the growing maritime city of Sunderland.



Images are only for an illustrative purpose and not the actual development

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 PrininvestUK 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.

STANDARD STUDIO APARTMENTS

£39,995

EXECUTIVE STUDIO APARTMENTS

£44,995

SUPERIOR STUDIO APARTMENTS

£49,995

61

SELF-CONTAINED STUDIOS



Images are only for an illustrative purpose and not the actual development

FULLY FURNISHED

9%

NET RENTAL RETURN
(excluding ground rent)

3 YEAR

RENTAL ASSURANCE

250 YEAR

LEASEHOLD

COMPLETION SCHEDULED

Q3 2017



TECH NATION
2016

“Sunderland has a fast growing digital sector with the third highest digital salary growth in the UK between 2012-2015, putting them on the top 20 highest digital salaries in the UK in 2015.”

RENTAL ASSURANCE

Jameson House, Sunderland provides purchasers with a 9% NET rental return (excluding ground rent), complete with a 3 year rental assurance*.



PROPERTY TYPE		
STANDARD STUDIO <i>(BASED ON APARTMENT F11)</i>	EXECUTIVE STUDIO <i>(BASED ON APARTMENT B01)</i>	SUPERIOR STUDIO <i>(BASED ON APARTMENT B02)</i>
£39,995	£44,995	£49,995
RENTAL ASSURANCE*		
9% NET RENTAL RETURN** PER ANNUM FOR 3 YEARS	9% NET RENTAL RETURN** PER ANNUM FOR 3 YEARS	9% NET RENTAL RETURN** PER ANNUM FOR 3 YEARS
TOTAL PROJECTED RETURN		
27% ROI*** £10,798.65	27% ROI*** £12,148.65	27% ROI*** £13,498.65

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

** Rental return excludes ground rent

*** ROI - Return on investment

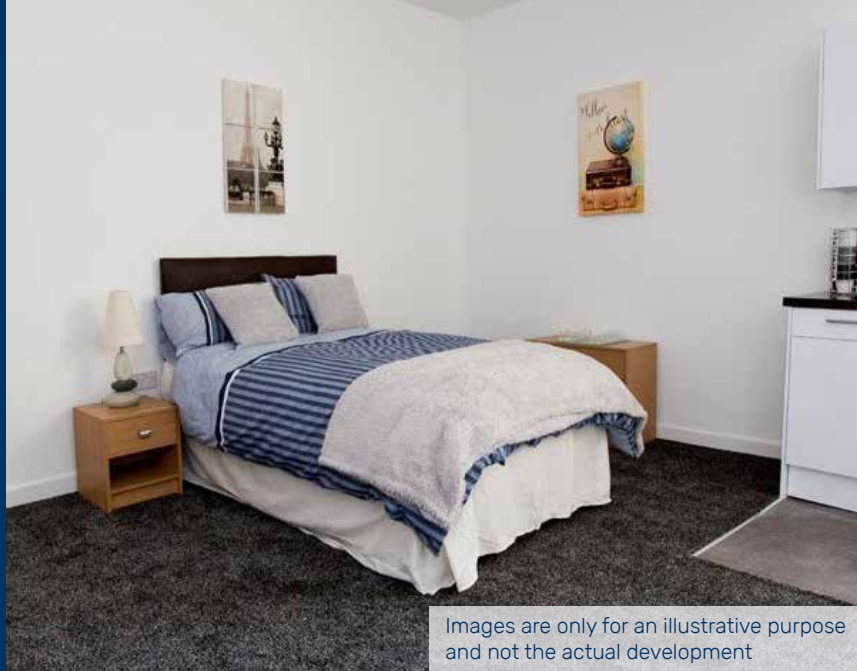
PROPERTY SPECIFICATION

STANDARD,
EXECUTIVE AND
SUPERIOR STUDIO
APARTMENTS

COMMUNAL
OUTDOOR SEATING,
CYCLE STORAGE
AND LAUNDRY
FACILITIES



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FULLY EQUIPPED
KITCHENETTE



**CENTRAL
LOCATION**



CONTEMPORARY
EN-SUITE SHOWER
ROOMS

0.09 MILES FROM
SUNDERLAND STATION

0.13 MILES FROM
THE BRIDGES
SHOPPING CENTRE



FURNITURE PACKS

Each studio apartment comes with a furniture pack, offering a carefully selected range of contemporary designs, chosen specifically to complement the apartments within Jameson House.



FURNITURE PACK FOR STUDIO APARTMENTS

DOUBLE WARDROBE
CHEST OF DRAWERS
4FT BED WITH MATTRESS
FAUX LEATHER HEADBOARD
BEDSIDE CABINET*
2 SEAT FAUX LEATHER SOFA
COFFEE TABLE**
MICROWAVE
TOASTER & KETTLE

*Only where space allows

**Due to space restrictions studios under 22m² will not have a coffee table and will have a counter top oven/microwave



Sunderland's rental yield was the 8th highest in the UK for the period of 2010-2016. Higher than the national average.

STUDY BY
BUY-TO-LET INDEX
AND ZOOPLA 2016

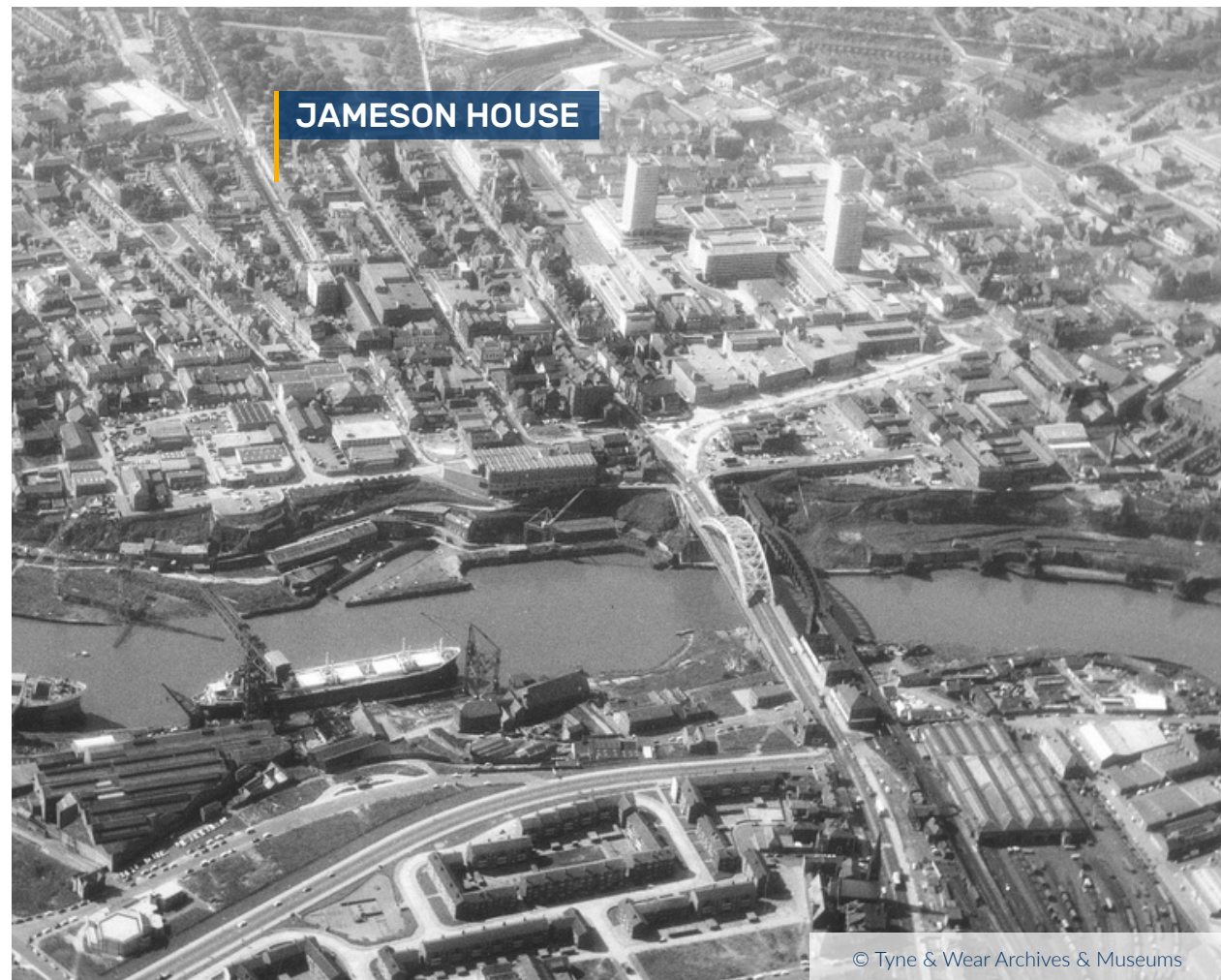
HISTORY OF JAMESON HOUSE

In 1810, the Bridge Commissioners paid the Fawcett family £500 for a road, now Fawcett Street, to be taken across their fields to serve the new bridge; the catalyst for the development of the estate was thus provided and the Fawcetts were quick to realise how their lands could be developed to provide prestigious residences to meet the aspirations of the middle classes.

In 1814, William Jameson was commissioned to lay out the Fawcett Estate in the form of substantial terraced houses.

In 1815, the construction of houses on Fawcett Street began.

By 1840 John Street, all of West Sunnyside, Frederick Street and some of East Sunnyside was constructed and occupied.



AERIAL VIEW OF
SUNDERLAND TAKEN IN 1969

© Tyne & Wear Archives & Museums

SUNDERLAND

Sunderland is a thriving city with a lot of opportunities for its residents with 80 international companies, such as Nike and Nissan, having relocated to the city, catering to over 25,000 employees.

Sunderland city council is investing money in the city centre to breathe new life into the city. Redevelopment projects comprise a new 1.8million public square which was completed in 2015.

UK CITY OF CULTURE 2021 CANDIDATE

Source: [Sunderland 2021](#)

ONLY NON-CAPITAL CITY WITH A FRIENDSHIP AGREEMENT WITH WASHINGTON DC

277,150

PEOPLE LIVE IN SUNDERLAND

Source: [Office For National Statistics](#)

GREAT TRANSPORT LINKS WITH DIRECT TRAINS TO LONDON, CARLISLE AND NEWCASTLE

UK DIGITAL CITY 2014



£100M

INVESTED IN THE NEW WEAR CROSSING PROJECT

Source: [Sunderland Council](#)

HIGHER PERCENTAGE OF PEOPLE IN WORKING AGE (16-64) THAN THE NORTH WEST ENGLAND AND UK AVERAGE

Source: [Nomis Labour Market Report 2015](#)



SUNDERLAND IN NUMBERS

BETWEEN 2014 AND 2015
8,459 PEOPLE
RELOCATED TO SUNDERLAND

Source: [Office For National Statistics](#)

THE GROWTH OF OVER

400

SOFTWARE BUSINESSES
HAVE BEEN SUPPORTED BY
SUNDERLAND
SOFTWARE CITY

Source: [Sunderland Software City](#)



£1 BILLION

INVESTED IN
REDEVELOPMENTS
ACROSS THE CITY

Source: [Sunderland 2021](#)

THE TURNOVER FOR THE
DIGITAL SECTOR
INCREASED BY

44%

BETWEEN 2010 & 2014

Source: [Tech Nation 2016](#)

£2.4M

INVESTED IN A NEW
VIBRANT CULTURAL
QUARTER

Source: [Sunderland Council](#)

TOP 5

OF THE GREENEST CITIES
IN THE UK WITH 57%
GREEN SPACE IN THE
CITY AREA

Source: [Sunderland 2021](#)

THE
AVERAGE
HOUSE PRICE
HAS INCREASED BY

225%

BETWEEN JANUARY
1995 AND JUNE 2016

Source: [Home.co.uk](#)



The average property price in Sunderland increased by 5.5% year-on-year in November 2016

LAND
REGISTRY

THE CONSTRUCTION COMPANY

Priestley Construction specialise in conversions and have an excellent track record of delivering projects on time and to an exacting standard.

Priestley Construction have a growing portfolio of conversion schemes ranging from small, luxury developments such as Stableford Hall, Manchester and Boyds Mill, Leeds to large residential apartment schemes with projects in the pipeline which will deliver 400+ new homes over the next two years.

Other completed developments include Airedale House, The Grand Mill and Quebec Street in Bradford, Sartoria Court in Manchester and the Boat House in Liverpool.

Priestley Construction will be principal contractor on the project. In house expertise and a hands on approach ensures rigorous attention to detail throughout the build process.

PRIESTLEY CONSTRUCTION

PREVIOUS DEVELOPMENTS

THE GRAND MILL BRADFORD

63 student studio apartments and pods in a mill conversion



QUEBEC STREET LEEDS

19 self-contained student studio apartments in a mill conversion



SANTORINI COURT MANCHESTER

16 high specification two bedroom apartments



THE MANAGEMENT COMPANY

RENT  **ON TIME**

Rent on Time will be acting as the rental managers and management company for Jameson House, following their success at the Studio 8 developments in Bolton and Barnsley.

Their management service is designed to offer you peace of mind, making sure that all stages of the tenancy process are taken care of.

All of their staff hold National Federation of Property Professionals (NFOPP) qualifications and they are members of the Property Ombudsman.

Rent on Time's Rental Insurance, underwritten by Europe's second largest insurer, provides you with a safety net when it comes to recovering rent.

They work hard to make sure that your unit is occupied at all times, with properties advertised on the UK's largest property websites including Rightmove, Zoopla and PrimeLocation.

DEVELOPMENTS MANAGED:

**KINGFISHER
COURT**

HUDDERSFIELD



Rent on Time have been signed up as the rental managers for Mederco's latest student development, Kingfisher Court. They have already started their marketing process to ensure maximum occupancy for the start of the 2017/18 academic year.

**STUDIO 8
AT PROVINCIAL
HOUSE**

BOLTON



All 68 studios were reserved within 7 weeks of marketing. The average rental price in the Bolton for a 2-bed is £450 a month. They achieved rents up to £595 a month for a studio without parking facilities.

**RESIDENTIAL
APARTMENTS**

CARDIFF

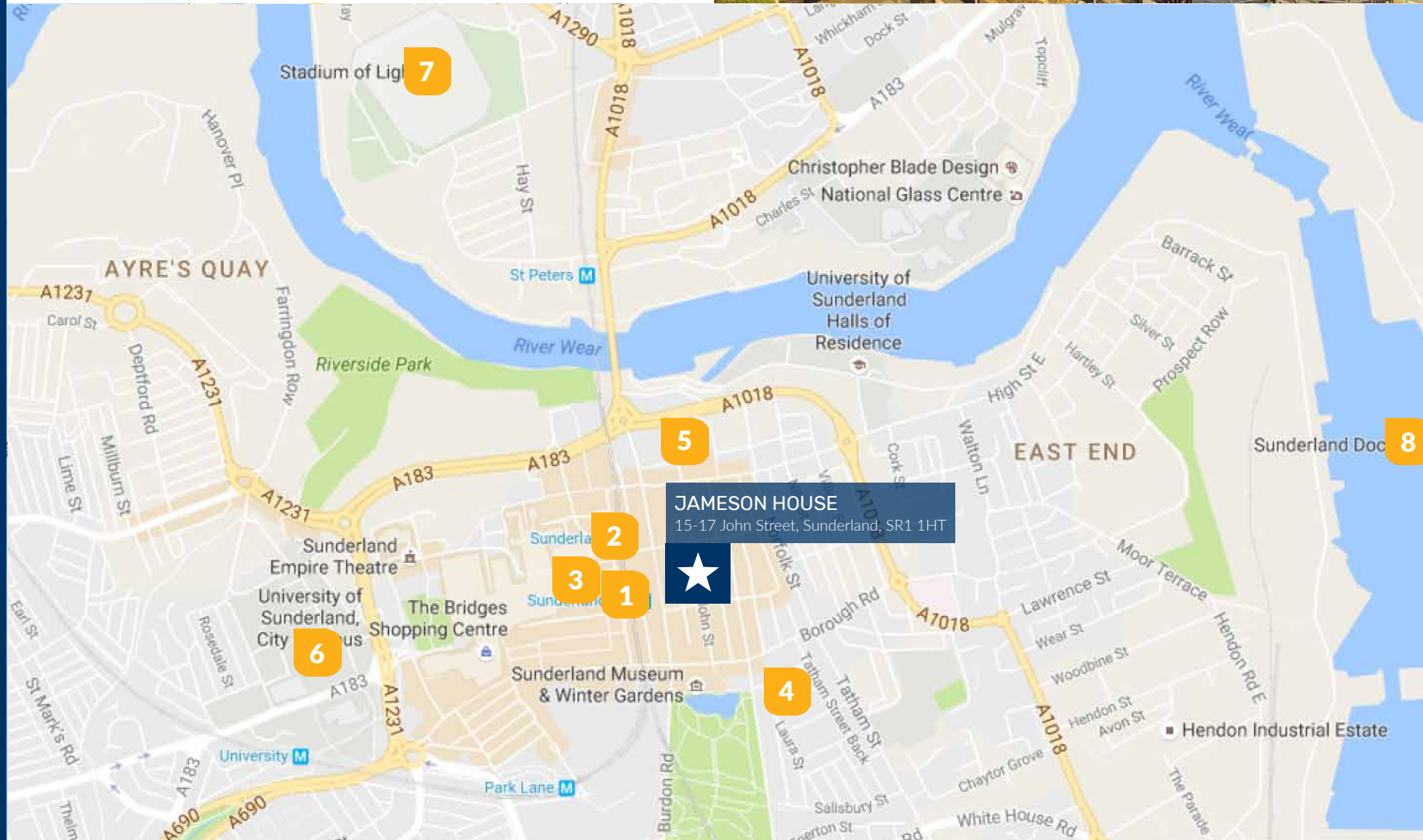
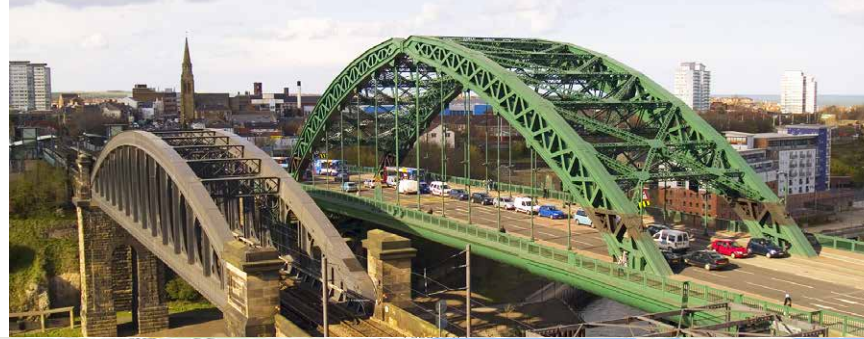


All 94 units at the development were occupied within 6 weeks of completion. Through their contract with an international student referral company, they can ensure the best possible rent for the area.

RENTAL AND LETTINGS
MANAGEMENT IN
PARTNERSHIP WITH

Prinvest
L E T T I N G S

LOCATION



- 1 Central Station
0.09 miles
- 2 Sunderland Metro Station
0.11 miles
- 3 The Bridges Shopping Centre
0.13 miles
- 4 Sunderland Software City
0.15 miles
- 3 Empire Cinema
0.17 miles
- 7 University of Sunderland City Campus
0.47 miles
- 8 Stadium of Light
0.68 miles
- 9 Sunderland Docks
0.86 miles

PURCHASE PROCESS

RESERVATION

Reservation form completed & £1,000 non-refundable fee paid and deducted from the deposit on exchange

SOLICITORS INSTRUCTED

Solicitors instructed, legal pack sent out & anti-money laundering process completed

EXCHANGE OF CONTRACTS

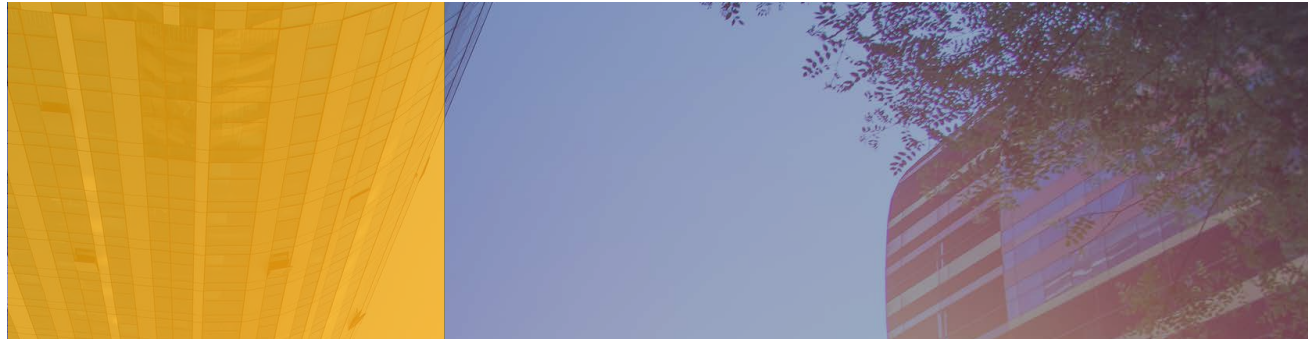
50% of purchase price, less the reservation fee, paid to solicitors & contracts exchanged within 28 days reservation

LEGAL COMPLETION

The remaining 50% of the purchase price is paid, the purchase is completed & Title Deeds registered with the UK Land Registry



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.

For expert investment opportunities call us on
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The logo for Prinvest UK features a stylized 'Pr' in a yellow square followed by 'invest UK' in a dark blue sans-serif font. Below the logo, the text 'PROPERTY INVESTMENT SPECIALISTS' is written in a smaller, dark blue, all-caps sans-serif font.

Prinvest UK

PROPERTY INVESTMENT SPECIALISTS

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