

GATEWAY TO THE

· JQ ·
RISE

JEWELLERY QUARTER



PROSPERITY
DEVELOPMENTS



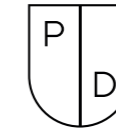
INTRODUCTION



GATEWAY TO THE

JQ RISE

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WELCOME TO

JQ RISE

A contemporary selection of 226 one, two & three bedroom modern and sustainable luxury city centre apartments.

Introducing JQ Rise, a striking new build development occupying one of the best investment locations in Birmingham. JQ Rise is Prosperity's flagship development, a landmark tower that has been designed to mark the gateway to Birmingham's renowned Jewellery Quarter and the City Centre.

JQ Rise is located just ten minutes walk to the business and financial districts of Brindley Place, Arena Central and Colmore Row. These luxury apartments feature a high quality interior specification and configuration, specifically designed to cater to the rising young professional rental demand of the city centre.

Property investors are increasingly seeking to capitalise on the once in a century regeneration underway in Birmingham city centre. This property, combined with our unique Pay Monthly deposit structure, offers prime access to the capital appreciation and income generating opportunity Birmingham offers.

£249,995

ONE BED
STARTING PRICE

£296,995

TWO BED
STARTING PRICE

£449,995

THREE BED
STARTING PRICE

THE DEVELOPMENT



DETAILS

226
APARTMENTS

£249,995
ONE BED
STARTING PRICE

£296,995
TWO BED
STARTING PRICE

£449,995
THREE BED
STARTING PRICE

40m² - 88m²
APARTMENT SIZES

B1 3RH
POSTCODE
IMAGES INDICATIVE ONLY

JANUARY 2021
START DATE

Q4 2023
COMPLETION DATE

RESIDENTIAL
DEVELOPMENT TYPE

THE APARTMENTS



GATEWAY TO THE

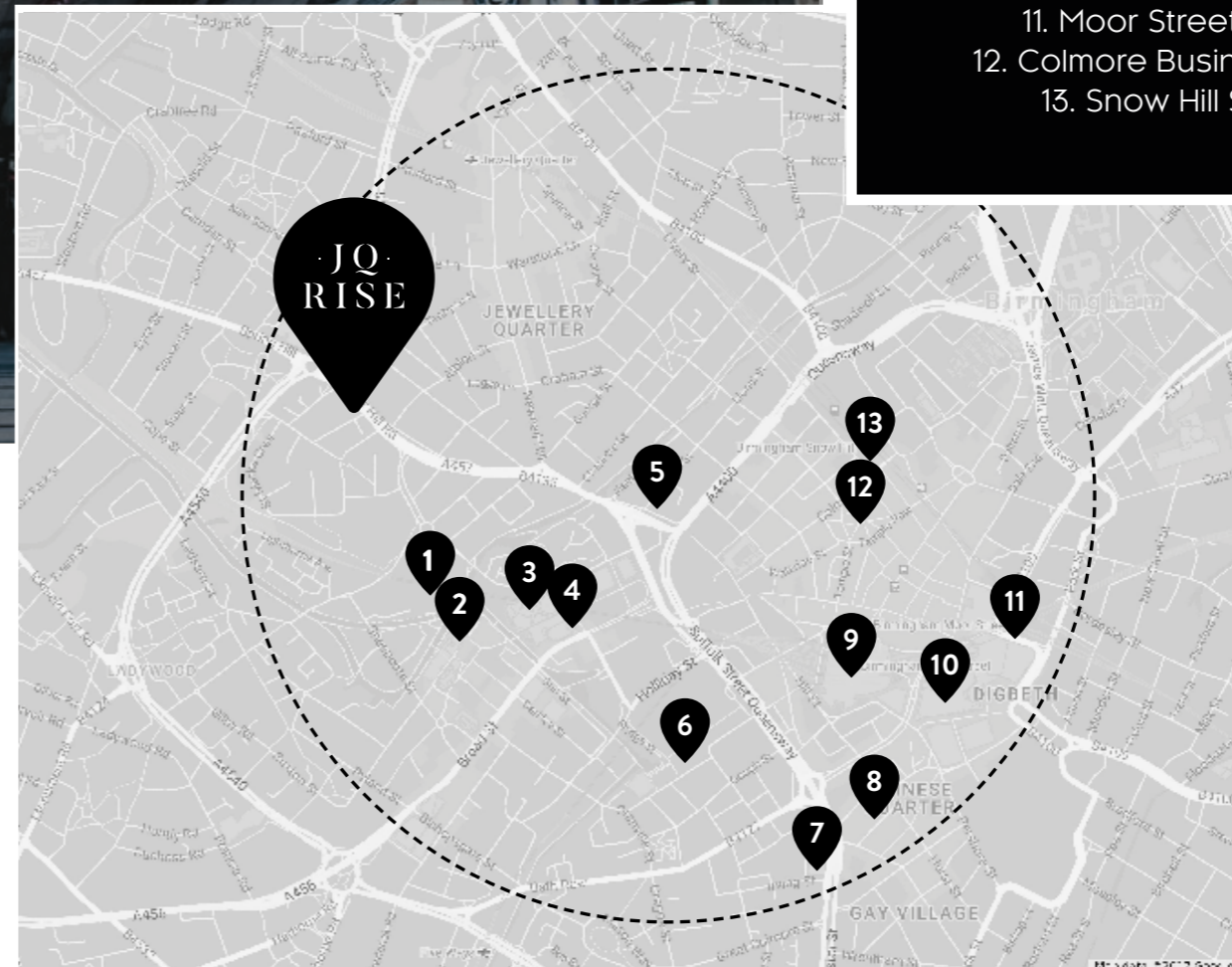
JQ
RISE

JEWELLERY QUARTER





THE LOCATION



AMENITIES

1. Arena Birmingham
2. Brindley Place
3. The National Sealife Centre
4. International Convention Centre
5. University College Birmingham
6. Mailbox
7. O2 Academy
8. Hippodrome Theatre
9. New Street Station / Grand Central
10. The Bullring
11. Moor Street Station
12. Colmore Business District
13. Snow Hill Station

WELCOME TO BIRMINGHAM

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.

THE LOCATION



The heart of
the UK.

UNRIVALLED
CONNECTIVITY

Birmingham's central location means the city is a national transport and commercial hub. Set at the core of the UK's motorway network, 90% of the UK population is accessible within a four-hour drive of the city. The three existing city centre train stations provide fast connections to the major cities of the country, with High Speed 2 set to increase capacity and provide access from Birmingham to London in just 45 minutes.



HS 2

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THE INVESTMENT CASE



Why invest in Birmingham?

BUSINESS

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





HISTORY IN THE MAKING

Brindley Place is the perfect example of Birmingham's successful transformation into a modern global city. In the 1990's this was a brownfield site of largely derelict industrial buildings. Now it is a major financial centre - home to the likes of Deutsche Bank, Lloyds and Deloitte.

It has also successfully made a feature of the canals of Birmingham, which are now a major attraction. Brindley Place was followed by The Cube, The Mailbox, The Bullring and recently Grand Central and the modernisation of New Street Station. Together these projects have transformed the live-ability of the city centre.



A ONCE IN A CENTURY REGENERATION

Birmingham now has a track record of delivering on ambitious visions. The next generation of redevelopment is the master plan to create a unified business core, connecting the Colmore Row and Snow Hill business district to Brindley Place. The Paradise and Arena Central schemes are going to create 20 new buildings housing over 3 million sq. ft of office and retail space.

Birmingham has positioned itself to attract national and international businesses relocating operations from London. This new business district is set to house thousands of new workers and is just 15 minutes walk from our JQ Rise development.



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FLOORPLANS



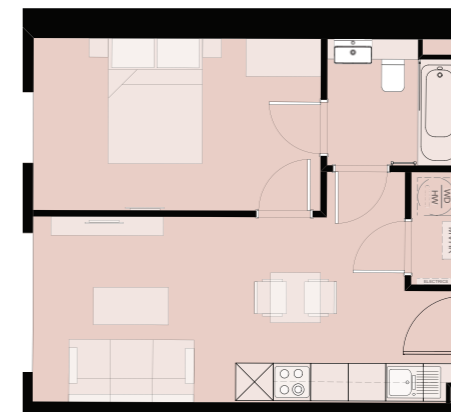
JQ RISE

THE APARTMENTS

JQ Rise will provide a contemporary selection of one, two and three bedroom modern and sustainable luxury city centre apartments.

Below we have provided example floorplans for our one and two bedroom apartments. Complete floorplans for each floor can be distributed upon request.

EXAMPLES



A typical one bedroom apartment



A typical two bedroom apartment



EST. 2007

INVESTING WITH PROSPERITY



The Prosperity Group was born out of a passion to deliver affordable, desirable homes and buy-to-let opportunities to a global audience. Energised by the sheer wealth of opportunity in the region, Prosperity Developments has already made its mark on its home city of Birmingham and surrounding provinces, with numerous developments built and completed since 2007.

Prosperity remain dedicated to providing owner occupiers and buy-to-let investors an exceptional opportunity to purchase prime city centre luxury apartments directly from us, the developer.

Prosperity provide people a way of providing wealth for themselves and their families - safeguarding their future. Prosperity's unique payment plan enables property investment to become more accessible to everyone.



WHY INVEST WITH
PROSPERITY

DYNAMIC

A residential and commercial portfolio including 39 substantial new build and conversion projects with a GDV of over £400 million.

COMPREHENSIVE

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.



INVESTMENT



Monthly &
mortgage plan

Payment Plan 01

Monthly and mortgage plan



Pay a 5% initial payment towards your deposit plus £850 legal fees. Your 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. Payments are made across an average build term of 24 months. Monthly and Mortgage payment plans are only available on selected plots.

All payment plans provided are correct at the time of development launch.

Summary - 1 bed apartment

Purchase Price	£249,995.00
Legal Fees	£900.00
Total Amount Due	£250,895.00

Reservation Stage

Prosperity Reservation Deposit 5%	£12,499.75
Legal Fees	£900.00
Reservation stage total due	£13,399.75

Monthly Payment Stage

Deposit divided by 24 month build schedule	£49,999.00 £2,272.68
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Completion Stage

Balance payment - by way of mortgage or cash	£187,496.25
Stamp Duty if applicable (estimated)	£14,999.00
Amount due at Completion Stage	£202,495.25

Income

Estimated Gross Rental Income	Per month £850.00 / Per annum £10,200.00
Estimate Yield based on above	4.08%

Expenses

Service Charge (estimated)	£900.00
Ground Rent (estimated)	£250.00
Tenant Management Fees @ 12% + vat	£1,713.60
Total Expenses*	Per month £238.63 / Per annum £2,863.60

Income net of expenses

Per month £611.37 / Per annum £7,336.41

* + Letting & Setup Fees

Payment Plan 02

Monthly and mortgage plan



Pay a 5% initial payment towards your deposit plus £850 legal fees. Your 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. Payments are made across an average build term of 24 months. Monthly and Mortgage payment plans are only available on selected plots.

All payment plans provided are correct at the time of development launch.

Summary - 2 bed apartment

Purchase Price	£296,995.00
Legal Fees	£900.00
Total Amount Due	£297,895.00

Reservation Stage

Prosperity Reservation Deposit 5%	£14,849.75
Legal Fees	£900.00
Reservation stage total due	£15,749.75

Monthly Payment Stage

Deposit divided by 24 month build schedule	£59,399.00 £2,699.95
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Completion Stage

Balance payment - by way of mortgage or cash	£222,746.25
Stamp Duty if applicable (estimated)	£19,699.00
Amount due at Completion Stage	£242,445.25

Income

Estimated Gross Rental Income	Per month £1,200.00 / Per annum £14,400.00
Estimate Yield based on above	4.85%

Expenses

Service Charge (estimated)	£1,100.00
Ground Rent (estimated)	£297.00
Tenant Management Fees @ 12% + vat	£2,419.20
Total Expenses*	Per month £318.02 / Per annum £3,816.20

Income net of expenses

Per month £881.98 / Per annum £10,583.81

* + Letting & Setup Fees



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



BROAD OAKS

Downham Market, Norfolk

Units Available



THE HIVE

Mansfield, Nottingham

Units Available



PARK VIEW

Birmingham city centre

All builds complete



H1

Halifax, West Yorkshire



SHERWOOD SQUARE

Carlton, Nottinghamshire



TAMEWAY PLAZA

Walsall, West Midlands



SOUTHSIDE

Ilkeston, Derbyshire

Sold



HOLME HOUSE

Carlton, Nottingham

Sold



MARKET COURT

Birkenhead, Merseyside

Sold



LOMBARD HOUSE

Newark, Nottinghamshire

Sold



STATION HOUSE

Long Eaton, Derbyshire

All builds complete



CASTLE COURT

Dudley, West Midlands



B1 EDWARD ST.

Birmingham city centre



VARITY HOUSE

Peterborough, Cambridge



THE PINNACLE

Southend on Sea, Essex

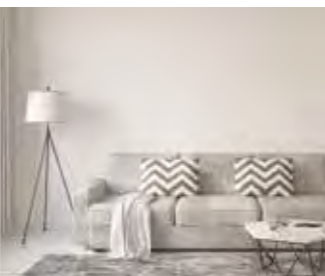
Sold



H2

Halifax, West Yorkshire

Sold



SEVERN HOUSE

Birmingham city centre

Sold



MOSELEY GARDENS

Birmingham city centre

Sold



CHARTWELL PLAZA

Southend on Sea, Essex



PARKWOOD COURT

Keighley, West Yorkshire



PRIESTGATE HOUSE

Peterborough, Cambridge



KEY HILL

Birmingham city centre



PROSPERITY HOUSE

Derby city centre



PROSPERITY
DEVELOPMENTS

TO DISCUSS AN INVESTMENT
PLEASE CONTACT US

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