

GATEWAY TO THE

· JQ ·  
RISE

JEWELLERY QUARTER



**PROSPERITY**  
DEVELOPMENTS



INTRODUCTION



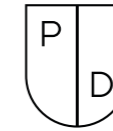
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JQ RISE



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 acces to the capital appreciation and income generating opportunity Birmingham offers.

**£199,995**

ONE BED  
STARTING PRICE

**£249,995**

TWO BED  
STARTING PRICE

**£449,995**

THREE BED  
STARTING PRICE

THE DEVELOPMENT



**DETAILS**

**226**  
APARTMENTS

**£199,995**  
ONE BED  
STARTING PRICE

**£249,995**  
TWO BED  
STARTING PRICE

**£449,995**  
THREE BED  
STARTING PRICE

**42m<sup>2</sup> - 66m<sup>2</sup>**  
APARTMENT SIZES

**B1 3RH**  
POSTCODE  
IMAGES INDICATIVE ONLY

**JANUARY 2021**  
START DATE

**Q4 2022**  
COMPLETION DATE

**RESIDENTIAL**  
DEVELOPMENT TYPE  
ACROSS 4 STOREYS

THE APARTMENTS



GATEWAY TO THE

# JQ RISE

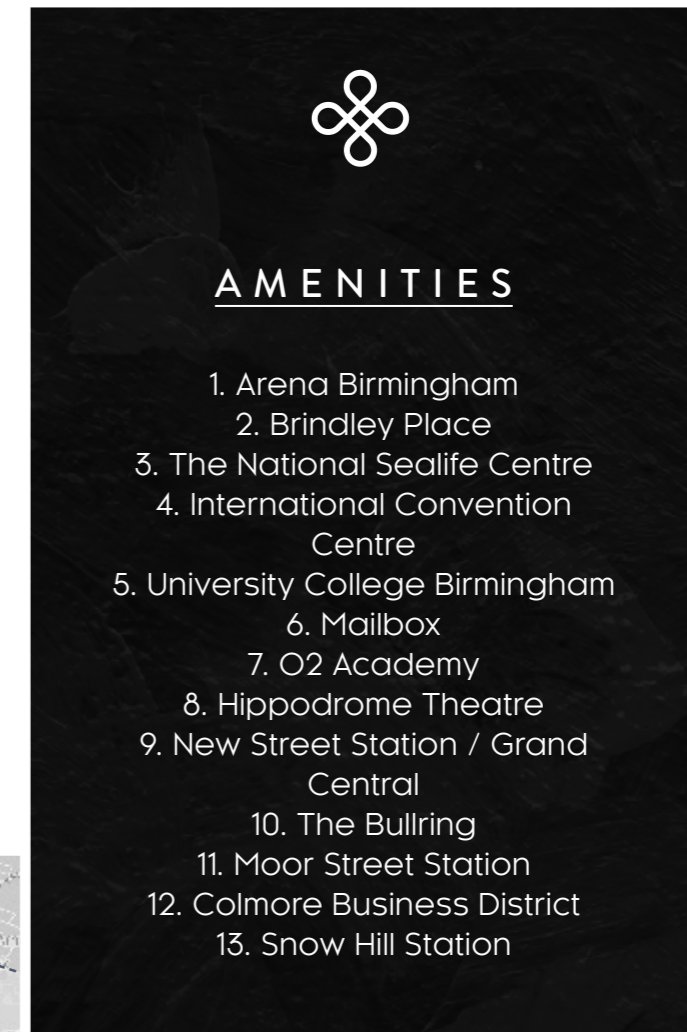
JEWELLERY QUARTER





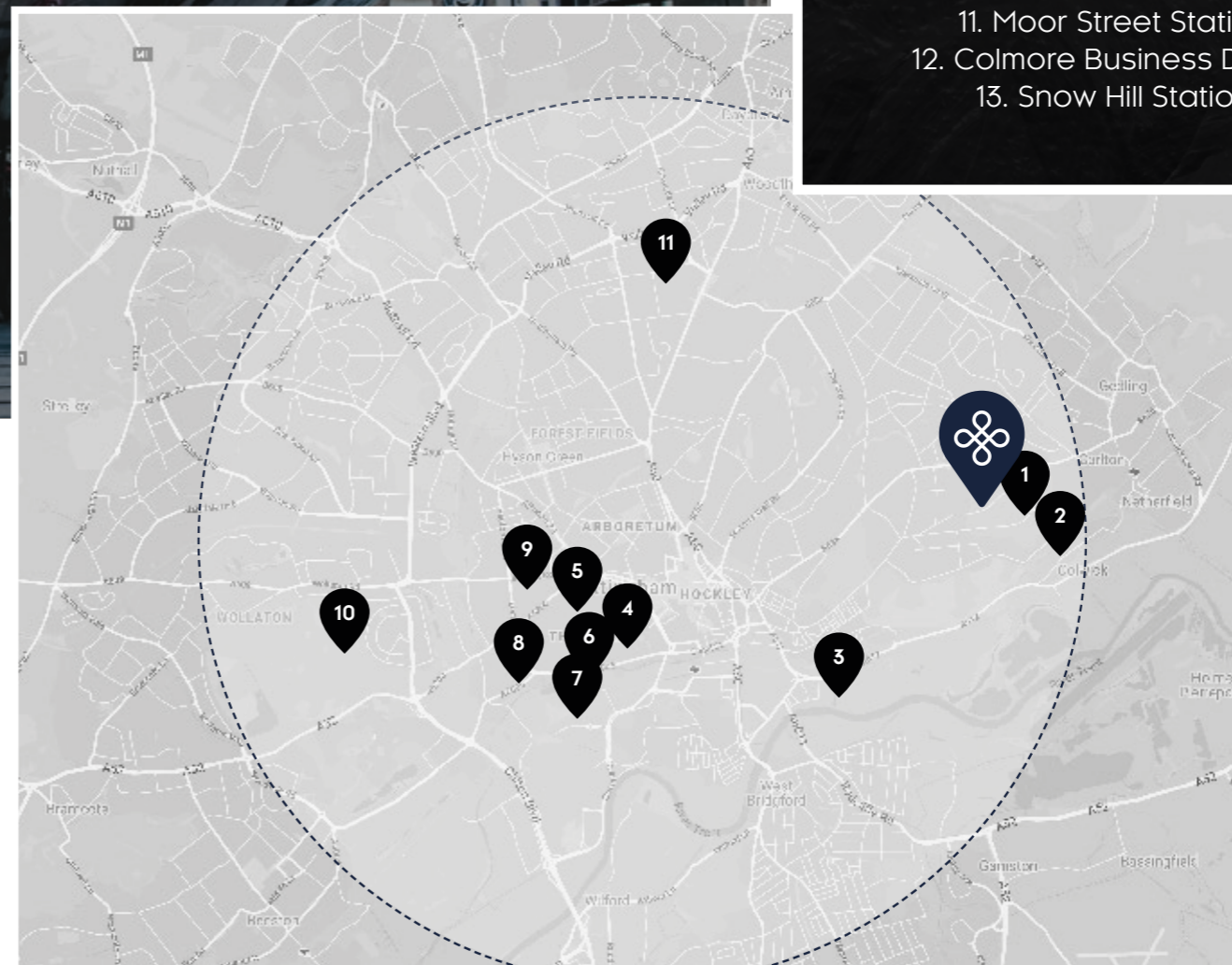


THE LOCATION



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.



HS2

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## THE INVESTMENT CASE



# Why invest in Birmingham?

BUSINESS

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

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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

**BBC**

HSBC 

**SELFRIDGES&CO**





## 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.

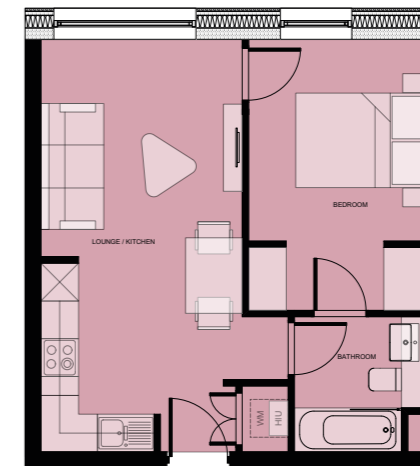


## THE APARTMENTS

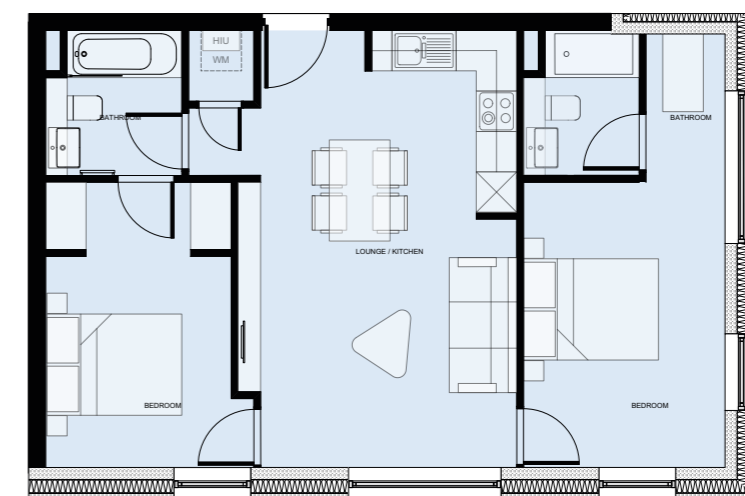
JQ Rise features a range of one, two and three bedroom apartment types. Whilst tailored to meet the demands of the young professional rental tenant, every apartment is of a Residential standard in both size and interior finish.

This ensures those wishing to exit their investment in the future have a liquid asset that can be sold to both a home buyer or another investor.

## EXAMPLES



A typical one bedroom



A typical two bedroom/two bathroom apartment

GATEWAY TO THE

# JQ RISE

JEWELLERY QUARTER

## FLOORPLANS



INVESTING WITH PROSPERITY



JQ RISE



EST. 2007

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. Prosperities 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

## One Bed Example

# 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	GBP £199,995.00
Legal Fees	£850.00
Total Amount Due	£200,845.00

### Reservation Stage

Prosperity Reservation Deposit 5%	£9,999.75
Legal Fees	£850.00
Reservation stage total due	£10,849.75

### Monthly Payment Stage

30% deposit divided by 24 month build schedule	£59,998.50 £2,499.94
------------------------------------------------	-------------------------

### Completion Stage

Balance payment - by way of mortgage or cash	£129,996.75
Mortgage arrangement fee if applicable (estimated)	£995.00
Stamp Duty if applicable (estimated)	£7,499.00
Amount due at Completion Stage	£138,490.75

### Income

Estimated Gross Rental Income	Per month £850.00 / Per annum £10,200.00
Estimate Yield based on above	5.10%

### Expenses

Service Charge PA (estimated)	£900.00
Ground Rent PA (estimated)	£200.00
Tenant Management Fees @ 12% + vat	£1,468.00
Total Expenses*	Per month £214.07 / Per annum £2568.00

### Income net of expenses

Per month £635.95 / Per annum £7,631.21

\* + Letting & Setup Fees



## Two Bed Example

# 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	GBP £249,995.00
Legal Fees	£850.00
Total Amount Due	£250,845.00

### Reservation Stage

Prosperity Reservation Deposit 5%	£12,499.75
Legal Fees	£850.00
Reservation stage total due	£13,349.75

### Monthly Payment Stage

Deposit divided by 24 month build schedule	£74,998.50 £3,124.94
--------------------------------------------	-------------------------

### Completion Stage

Balance payment - by way of mortgage or cash	£162,496.75
Mortgage arrangement fee if applicable (estimated)	£995.00
Stamp Duty if applicable (estimated)	£8,124.04
Amount due at Completion Stage	£171,616.59

### Income

Estimated Gross Rental Income	Per month £1,200.00 / Per annum £14,400.00
Estimate Yield based on above	5.8%

### Expenses

Service Charge (estimated)	£1,000.00
Ground Rent (estimated)	£300.00
Tenant Management Fees @ 12% + vat	£2,073.00
Total Expenses*	Per month £281.15 / Per annum £3,373.00

### Income net of expenses

Per month £918.87 / Per annum £11,026.40

\* + 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**



ONE BHM

Birmingham city centre

**Sold**



SOUTHSIDE

Ilkeston, Derbyshire

**Units Available**



TAMEWAY PLAZA

Walsall, West Midlands

**Sold**



CHARTWELL PLAZA

Southend on Sea, Essex

**All builds complete**



B1 EDWARD ST.

Birmingham city centre



VARITY 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

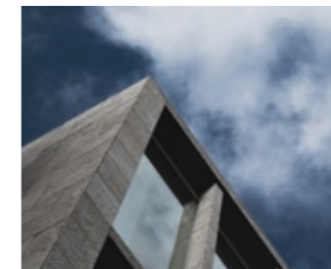
**Sold**



B5 KENT ST.

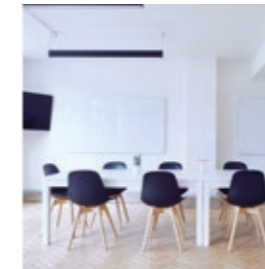
Birmingham city centre

**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**



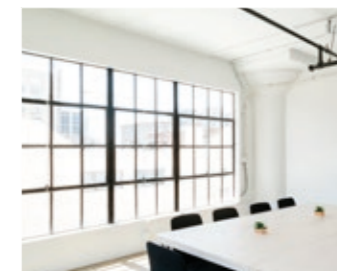
JQ1

Birmingham city centre



BAKEWELL MEWS

Buxton, Derbyshire



TRENT HOUSE

Newark, Nottinghamshire



ST PAUL'S PLACE

Birmingham city centre





**PROSPERITY**

DEVELOPMENTS

