

Your Investment Fact Sheet.

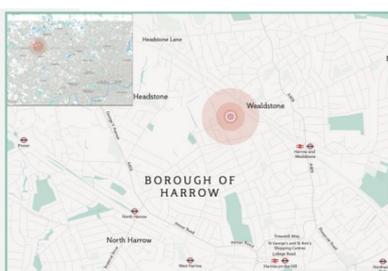
Eastman Village, Harrow London HA9

Another offshore investment opportunity brought to you by:



Penrose Apartments

- Price - From £328,000
- Deposit: 10% or £33,100
- Annual Rental Income: £15,000
- Annual Ground Rent: £200
- From 50.4 sqm to 103.1 sqm



Welcome to Eastman Village

Eastman Village is a brand new community in the heart of Harrow. Surrounded by excellent transport connections and steeped in local history, Eastman Village is an exciting new residential quarter conveniently located in the heart of Harrow.

Eastman Village is being built on the site of the former Kodak factory in Wealdstone, Harrow. The development will eventually comprise over 1,000 new homes set amongst plenty of landscaped, green open spaces. You'll also be conveniently located a short walk from the amenities of Wealdstone High Street, which include shops, restaurants, cafés and banks.

With excellent links to central London and further afield, a range of amenities close by and plenty of green open space, a home at the heart of this exciting new development coming to Harrow could be yours.

An idyllic location for young professionals and families alike, this is your chance to own both a piece of local history and a part of Harrow's future.



Payback Forecasts



Capital Growth
2.5% per annum



Rental Growth
2.5% per annum



Gross Rental Yield
4.5%



Loan to Value
60%

Market Overview

Harrow is known for its enterprising population and its dynamic small businesses. Its diverse business base, operating across a range of sectors, enables economic resilience to economic cycles. The Borough is not dependent on any one employer or supplier to generate wealth. The bulk of jobs (87%) are supplied by SME's and micro-businesses (employing 0 to 4 employees). Harrow's business growth owes much to the diversity of its population. The Centre for Entrepreneurs and DueDil Report stated that one in every seven new companies in the UK was set up by migrant entrepreneurs and Harrow was the fourth most popular UK destination for migrants to start a business. Harrow offers London a skilled and enterprising workforce and offers Londoners a range of employment opportunities.



Regeneration Programme

Providing over 1,000 of the 5,000 new homes promised as part of the council's 'Heart of Harrow' regeneration scheme.



Population Growth

Over the decade to 2025 the population is projected to grow by 18,638 persons (7.5 percent).



Education in Harrow

Harrow's reputation for outstanding education precedes it, with over 50 nursery & primary schools and more than 20 secondary schools.

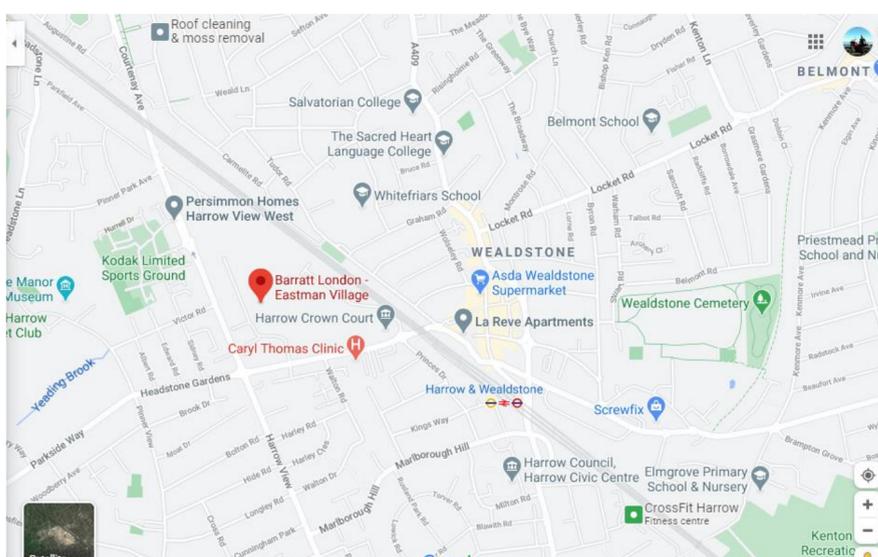


Average Rental Price

£409 per week, 27.4% below the London average of £563 per week.

The Location

Within minutes of Wealdstone High Street and Harrow and Wealdstone station, you'll be right in the centre of all the action living at Eastman Village, with buzzing high streets, open green space and easy transport access nearby. In just a 10-minute bus ride or 20-minute walk to the commercial hub of Harrow, you'll find two shopping centres, a busy high street and over 300 metres of pedestrianised streets and roads to enjoy. Only 18 kms northwest of central London and London airports under one hour's drive away. Not to mention a wealth of parks, leisure facilities and entertainment hotspots for you to explore.



Apartment Investment Scenario

- Av. 1 Bed - £331,000 | 538.6 sq ft (50 sqm)
- Av. 2 Bed - £422,000 | 773.7 sq ft (71.9 sqm)
- Av. 3 Bed - £575,000 | 1109.7 sq ft (103.1 sqm)



Rental Yield Calculation	GBP (£)	USD (\$)
Based on 1 Bedroom Apartment		@ 1.37
Monthly Rental Income	£1,250	\$1,718
Annual Rental Income	£15,000	\$20,615
Gross Yield	4.5%	4.5%
Monthly Service Charge	£132	\$181
Monthly Ground Rent	£17	\$23
Net Yield	3.3%	3.3%
Reservation Fee	£2,000	\$2,749
Deposit on Exchange	10%	10%
Deposit on Completion	30%	30%
Balance on Completion	60%	60%



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