



**GRADUATION
HOUSE**

Nottingham is home to four universities and colleges that host 96,000 students. The city has the second-highest proportion of student housing in the whole country. As a Major Academic Centre, Nottingham has the 4th largest student population in the UK (excluding London). The city is home to the University of Nottingham, Nottingham Trent University, the University of Law, and Nottingham College.

With strong enrolment growth, Nottingham universities recorded the UK's second fastest growth in university enrolment, with a seven-year cumulative growth rate of 30%. In 2022/23, full-time international university students (EU and non-EU) in Nottingham comprised 19% of the total full-time student population, demonstrating a greater reliance on domestic students than other institutions across the UK, where 24% of the total full-time student population are international.

Due to a supply deficit in accommodation, Nottingham has the second-highest unmet demand for student beds in the UK outside of London, estimated at 20,000 beds after a proposed development pipeline of almost 5,000 beds is completed. According to CBRE estimates, as of the 2022/23 academic year, Nottingham had approximately 26,900 operational, purpose-built student accommodation beds were spread across ca. 344 properties, of which 15,900 beds in 272 properties were privately owned.

Graduation House will provide one of the highest amenity specifications of the Nottingham market, with amenities to include a reception area, bike storage, high-speed Wifi, state-of-the-art fitness facility, laundry room, communal study rooms, and a breakout games room with pool tables, air hockey, and table tennis, with smart TVs in each room.

Connectivity from outside your doorstep; Graduate House is a 14-minute direct tram ride to the University of Nottingham (main campus, south entrance); a 17-min tram ride to Nottingham University Hospitals (Queen's Medical Centre); and a 30- min bus ride to both the University of Nottingham King's Meadow Campus and the Nottingham Trent University (main campus).



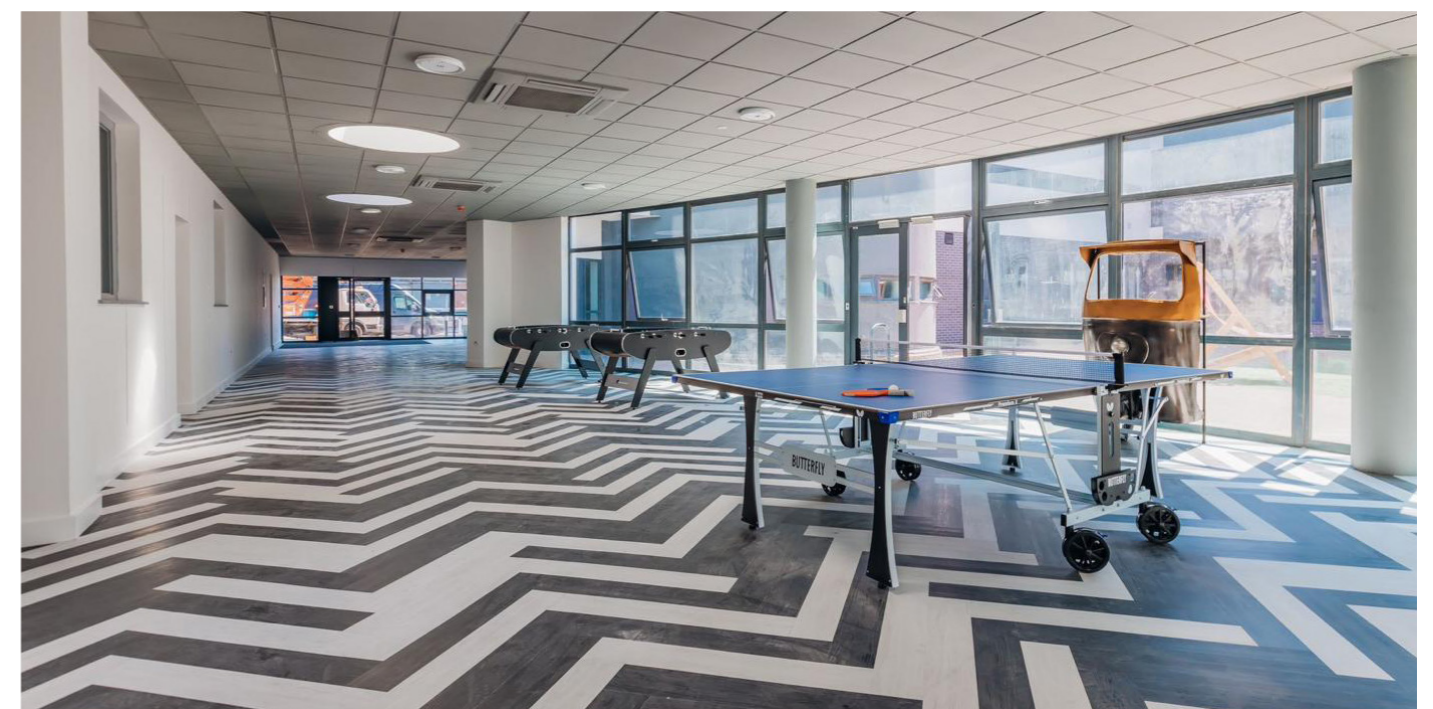


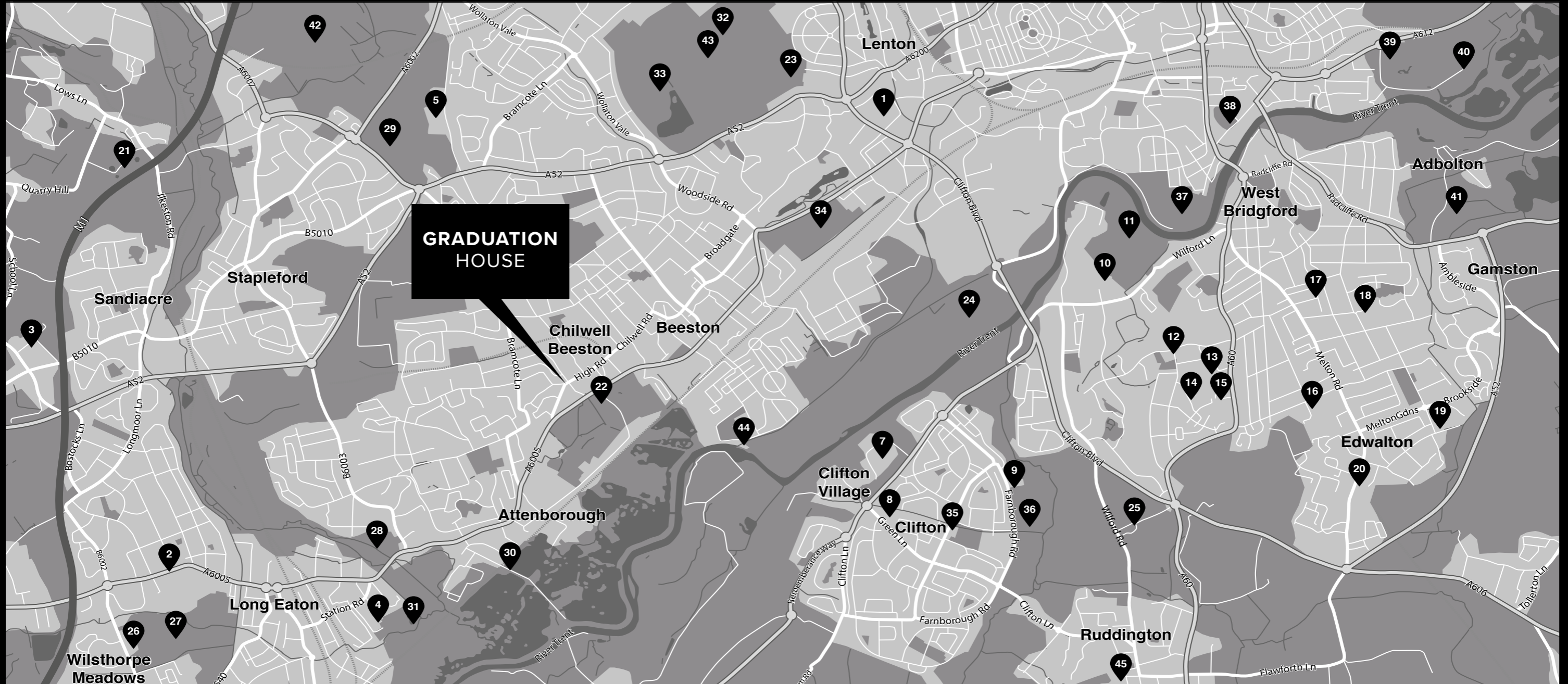
FULLY MANAGED

Prosperity have partnered with Loc8me to provide a fully bespoke management service for our investors.

With over 15 years of experience, loc8me is a major management agency in the student lettings market, with a presence in every university city of the country.

The building as a whole, all units and students will be fully managed by Loc8me, offering a truly hands off investment.





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|--|-------------------------------|-------------------------------|-------------------------|
| 1. Beeston Fields Golf Club | 8. Beeston Train Station | 15. Round Hill Primary School | 22. High Road Tram Stop |
| 2. Beeston Fields Primary & Nursery School | 9. Beeston Business Centre | 16. The Arc Cinema | 23. Pure Gym |
| 3. Miller & Carter, Woolaton | 10. Chillwell Manr Golf Club | 17. Bendigo Lounge | 24. Sainsbury's |
| 4. East Midlands Conference Centre | 11. The Lanes Primary School | 18. The Pottle | 25. Lidl |
| 5. University of Nottingham | 12. The Berliner Cocktail Bar | 19. The Malt Shovel | 26. Yak & Yeti |
| 6. Trent University Building | 13. The Frustrated Chef | 20. Beeston Social | |
| 7. Highfields Sports Complex | 14. Ginious Gin Bar | 21. Sora Cafe & Izayaka Tapa | |



**GRADUATION
HOUSE**



THE BEST OF BOTH WORLDS

Graduation House is a place where study and leisure are balanced in perfect harmony. Beeston is just 3.4 miles from Nottingham city centre and just north of the stunning River Trent and the wildlife-enriched wetlands of Attenborough.

Beeston is known for its academia, with the University of Nottingham's main campus to the north-east of the town centre.

The town is divided by the railway with Beeston's location close to Nottingham makes it something of a commuter hotspot for those working in the city. London St Pancras (1hr, 40mins), Derby (20mins), Leicester (19mins), Birmingham New Street (73mins) and Cardiff (3hrs).

On the roads, the A52 links Beeston with Nottingham, while the M1 motorway is around a 20-minute drive away.

During peak times, trams run every 7 minutes (or up to 15 minutes outside peak times), while trains from Beeston to Nottingham run every 15 minutes and arrive in the city in 10 minutes.

Nottingham is ranked as one of the best places to live in the UK. Innovative, forward thinking and fast growing Nottingham is a great place to live and has something to offer everyone – from a culturally rich city centre to picturesque villages in the countryside.

Over 50 national and regional companies have chosen Nottingham as their headquarters including global giants like Boots, Eon, Speedo, Experian, Capital One and Paul Smith. Nottingham leads the way in a number of industries including financial and business services, creative and digital, life sciences and advanced manufacturing, meaning that over 60% of the jobs in Nottingham are in knowledge intensive industries, well above the UK average.

THE GOOD HOOD

Beeston's pubs are multiple award winners. The Victoria Hotel close to the station has picked up gongs since the early 2000s and The Malt Shovel and The Crown have both been named among CAMRA's best pubs of the year in recent years.

As well as an array of trendy coffee shops along the high street, including Greenhood Coffee House, Beeston's restaurants serve up almost everything you could think of.

For classic Italian fare, head to Amores on Station Road – the homemade pizzas are outstanding.

If Asian food is more your thing, a visit to Gurkha Express on High Road is a must. Indian, Asian and Nepalese dishes are served up with a modern twist in a great atmosphere.

Vegans and vegetarians, meanwhile, should try Café Roya on Wollaton Road. The venue's menus are regularly updated, too, so there's always something new to try.





**GRADUATION
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WHY INVEST

£1 BILLION REGENERATION

Nottingham has embarked on an intense period of economic regeneration, with a £250m redevelopment of the 'Southern Gateway' into the city centre underway; encompassing a remodelled shopping complex and new 'City Hub' college campus. This only adds to the £1bn which has already been invested in Nottingham's infrastructure.

WELL CONNECTED

The proximity of major road links, including the M1, A1, A52, A46 and A42, means the city is easily accessible. Expansion of the award-winning tram network means visitors can get around easily. Over 70 trains a day run direct to London St. Pancras International, the capital is easy to reach with the fastest train taking 1hr 40mins. With Eurostar connections direct from St. Pancras, Nottingham is connected into the heart of Europe.

90K STUDENT POPULATION

With two universities in the heart of the city offering world-class education to over 90,000 students, the ability to attract a diverse and flexible workforce is guaranteed. Nottingham Trent University was ranked the #1 University in 2017 by Times Higher Education.


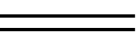
LIVE, SHOP, EXPLORE

The city has a strong independent retail scene alongside designer brands and high-street favourites which makes Nottingham one of the best places in the UK to go shopping. For those who like to eat out, there are a wealth of restaurants with cuisines from every corner of the globe. With Sherwood Forest only a short distance away and located on the edge of the Peak District, the great outdoors is just on the doorstep.





1. Residential Area
2. Residential Area
3. Residential Development
4. Beeston Town Centre

Tram Stops 
Tram Lines 

WHY INVEST IN STUDENT ACCOMODATION?

Fully managed, high demand, student accommodation provides an array of benefits, when included as part of an investors balanced property portfolio;

1. Consistently high demand, particularly in university cities such as Nottingham, Birmingham, Oxford, Cambridge
2. Fully managed, offering investors, simple – hands off investing
3. Affordable price points
4. High and rising income yields
5. Minimal stamp duty
6. Inherent resistance to economic volatility, political pressures and recessionary fluctuations
7. High yielding stock is essential within a balanced property portfolio
8. Long term support for the student lettings sector from local and central government providing asset and investment stability
9. Governmental and regulatory protection for investors



WHY INVEST IN GRADUATION HOUSE?

1. Fully managed lettings and buildings maintenance service
2. Graduation House is located within a few minutes of both Nottingham University and University Hospital
3. Purpose build, self contained, off site accommodation – Ideal for mature and further education students
4. Newly constructed, high specification, accommodation perfected for student living, offering the highest amenity within this sector
5. High and rising international student population attracted by world renowned education facilities, with all of the benefits of living close to Nottingham within the vibrant Beeston location
6. Low starting prices, high and robust income yields
7. Unique payment plan – low deposit, followed by a low monthly payment plan
8. 60,000 student places within a 6 mile radius – 90,000 within the region

PAYMENT PLAN 01

MONTHLY AND MORTGAGE PLAN

Pay a 10% initial payment towards your deposit plus £995 legal fees. 90% balance is then payable of 36 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 a total term of 36 months.

Summary – 1 bed apartment

	GBP
Purchase Price	£99,995.00
Legal Fees	£995.00
Total Amount Due	£100,990.00

Reservation Stage

Prosperity Reservation Deposit 10%	£9,999.50
Legal Fees	£995.00
Reservation Stage total due	£10,994.50

Monthly Payment Stage

Deposit divided by 36 month build schedule	£2,499.88
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Completion Stage

Stamp duty	£4,999.00
Amount due at Completion Stage	£4,999.00

Income

Estimated Gross Rental Income	Per month £716.67 / Per annum £8,600.00
Estimate Yield based on above	8.60%

Expenses

Service Charge (estimated)	£1,476.00
Ground Rent (estimated)	£0.00
Total Expenses*	Per month £123.00 / Per annum £1,476.00

Estimated Income net of expenses

Per month £593.67 / Per annum £7,124.00

* + Letting & Setup Fees

GROUND & FIRST FLOOR PLAN

	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed	8 Bed	Studio	Total
GROUND FLOOR	1	1	1	3	-	1	7	14
FIRST FLOOR	1	3	2	2	1	1	7	17



GROUND FLOOR



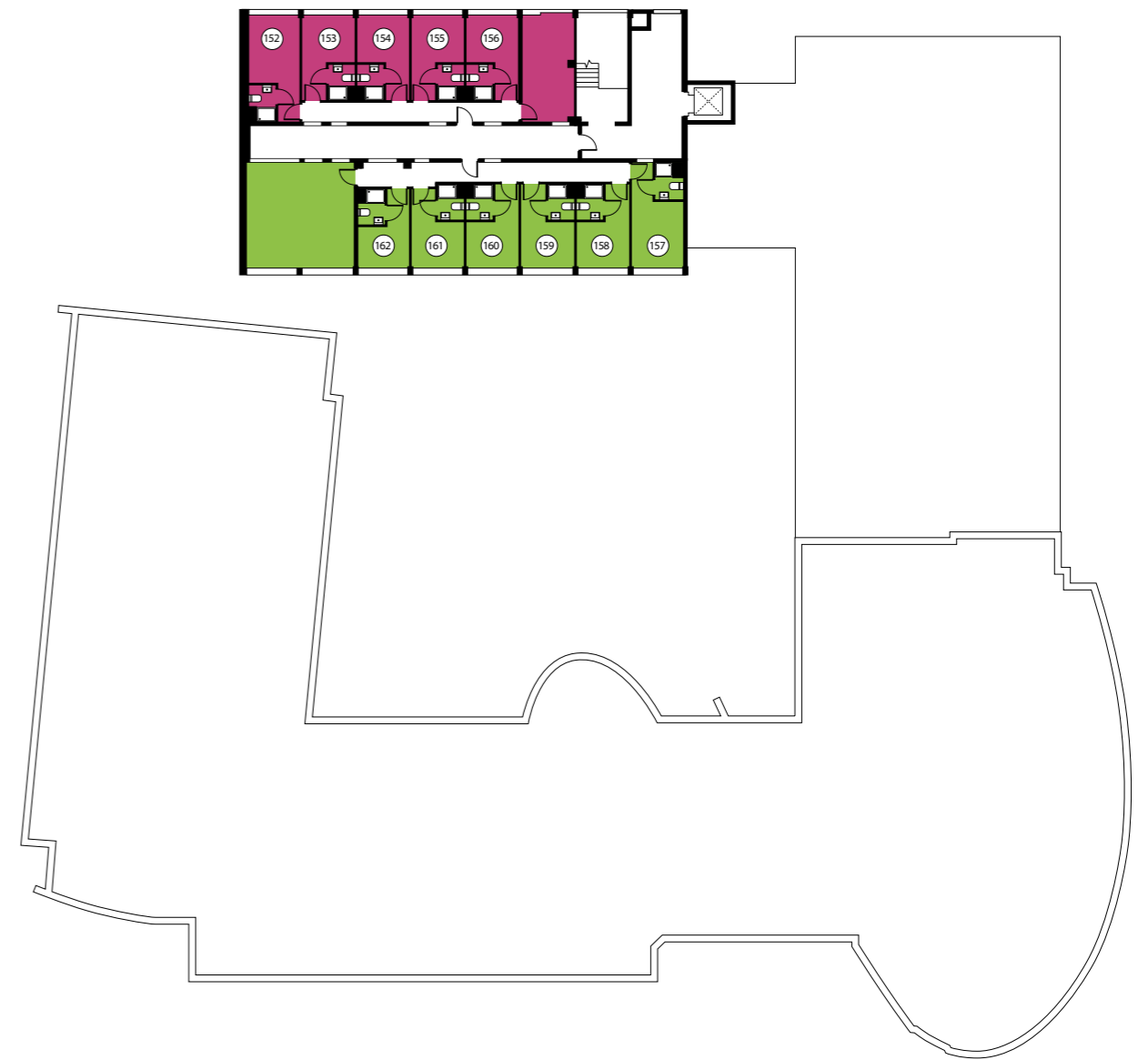
FIRST FLOOR

SECOND & THIRD FLOOR PLAN

	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed	8 Bed	Studio	Total
SECOND FLOOR	1	2	1	2	1	-	12	19
THIRD FLOOR	-	-	1	1	-	-	-	2



SECOND FLOOR



THIRD FLOOR