



JWSPARKS.COM

**a clean canvas to a lifestyle of opportunities**

STUDENT  
HOUSE  
7,5%  
GUARANTEED  
RENTAL



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# STUDENT HOUSE



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Indulge in the ultimate student living experience at this Student House, where luxury meets convenience in the vibrant heart of Beeston, Nottingham. This isn't just accommodation; it's a lifestyle upgrade that will make your peers green with envy.



- ✓ Price: £ 99 995
- ✓ Reservation: 10%
- ✓ 7,7% Net Yield
- ✓ Guaranteed 5 Year Rental Roll  
Over Agreement in effect
- ✓ Flexible payment terms up to 36 months
- ✓ Guaranteed 7,7% rental starts once  
50% of investment is settled =  
3,85% (75% = 5,78%)
- ✓ Introducing Graduation House





# WHY STUDENT HOUSE



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- ✓ Invest in Luxury
- ✓ Amenities Galore
- ✓ Prime Location
- ✓ Educational Connectivity
- ✓ High-Yield Investment
- ✓ Fully Furnished Spaces
- ✓ Strategic Student Market
- ✓ Accessibility
- ✓ Community Feel



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## TENANT BENEFITS



- ✓ High Spec modern kitchen
- ✓ TV's in communal areas
- ✓ Onsite gym included
- ✓ Lift Access
- ✓ Dedicated study area's
- ✓ Bills Included
- ✓ Social spaces to enjoy with other residence, indoors and outdoors
- ✓ Onsite payable laundry service
- ✓ Tram Stop right in front
- ✓ 10 min ride to University of Nottingham
- ✓ Tram runs every 8 min and is free to students





# STUDENT HOUSE – 3<sup>RD</sup> FLOOR

## APARTMENT CHOOSEN

### Unit 153

- Selling Price: £ 99 995
- No Mortgage
- Deposit Required: £ 9 995
- 36 Monthly Payments: £ 2 499
- Expected Net Rental: 7,3% ( £ 608,30 net pm)
- 1 Room – 3<sup>rd</sup> Floor
- 1 Common Area
- Expected ROI – 10 Years: **126%**



# 36 MONTHS PLAN THE EASY WAY



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An Investment Property for **£ 99 995** is presented to you:

Investment Property Price: £ 99 995

No mortgage arranged on completion

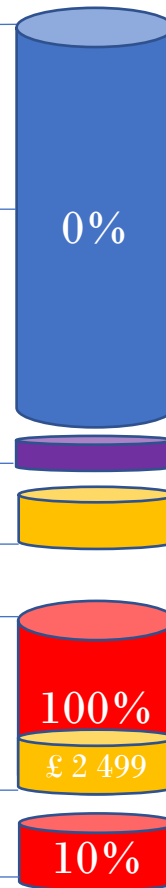
Legal Fees: £ 1800

Stamp Duty: £ 4 999

Dec 2027 = £ 99 995

£ 2 499 monthly for 36 months

£ 9 995 to secure the unit today = Dec 2024



~~➤ 30% Deposit: £ 29 998 DEC 2024~~

**Investment Worth in Dec 2027: £ 109 786**

Year 1 - 10:

**8 years of working your money**

**Net Monthly Rentals** £ 845

**Monthly Mortgage** £ 0

**Service Charges:** £ 0

**Tenant Management Fee:** £ 0

**TOTAL EXPENSES** £ 0

**Net Cash Monthly Revenue** £ 845

**2028,29,30,31,32,33 & 34 Net Revenue:** £ 78 361

**Dec 2034 Sell Unit:** £ 148 017

**Loan Outstanding:** £ 0

**Net return on Asset: Capital** £ 148 017

**Yield:** £ 78 361

**Net return on Asset:** £ 219 160

**Invested:** £ 106 794

**ROI:** 112%

# 36 MONTHS PLAN

## THE EASY WAY

An Investment Property for £ 99 995 is presented to you:

Investment Property Price: £ 99 995

No mortgage arranged on completion

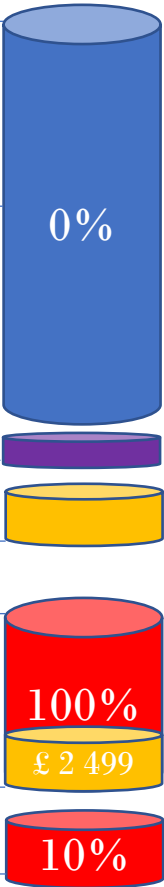
Legal Fees: £ 1800

Stamp Duty: £ 4 999

Dec 2027 = £ 99 995

£ 2 499 monthly for 36 months

£ 9 995 to secure the unit today = Dec 2024



~~➤ 30% Deposit: £ 29 998 DEC 2024~~

Investment Worth in Dec 2028: £ 109 786

Year 1 - 25:

22 years of working your money

|                              |           |
|------------------------------|-----------|
| Net Monthly Rentals          | £ 1168    |
| Monthly Mortgage             | £ 0       |
| Service Charges:             | £ 0       |
| Tenant Management Fee:       | £ 0       |
| TOTAL EXPENSES               | £ 0       |
| Net Cash Monthly Revenue     | £ 1168    |
| 22 Years Net Revenue:        | £ 315 705 |
| Dec 2049 Sell Unit:          | £ 266 570 |
| Loan Outstanding:            | £ 0       |
| Net return on Asset: Capital | £ 266 570 |
| Yield:                       | £ 315 705 |
| Net return on Asset:         | £ 575 057 |
| Invested:                    | £ 106 794 |
| ROI:                         | 445%      |





# WEALTH CREATED IN 12 MONTHS

An Investment Property for £ 99 995 is presented to you:

Investment Property Price: £ 99 995

No mortgage arranged on completion

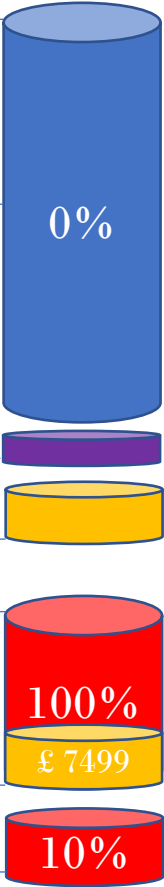
Legal Fees: £ 1800

Stamp Duty: £ 4 999

Dec 2025 = £ 99 995

£ 7 499 monthly for 12 months

£ 9 995 to secure the unit today = Dec 2024



~~➤ 30% Deposit: £ 29 998 DEC 2024~~

Investment Worth in Dec 2025: £ 110 317

Year 1 - 10:

9 years of working your money

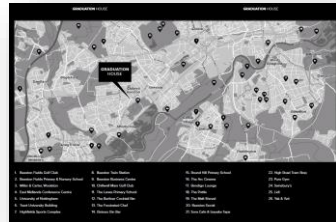
|                                             |           |
|---------------------------------------------|-----------|
| Net Monthly Rentals                         | £ 816     |
| Monthly Mortgage                            | £ 0       |
| Service Charges:                            | £ 0       |
| Tenant Management Fee:                      | £ 0       |
| TOTAL EXPENSES                              | £ 0       |
| Net Cash Monthly Revenue                    | £ 816     |
| 2026,27,28,29,30,31,32,33 & 34 Net Revenue: | £ 91 982  |
| Dec 2034 Sell Unit:                         | £ 148 017 |
| Loan Outstanding:                           | £ 0       |
| Net return on Asset: Capital                | £ 148 017 |
| Yield:                                      | £ 91 982  |
| Net return on Asset:                        | £ 236 149 |
| Invested:                                   | £ 106 794 |
| ROI:                                        | 125%      |

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## PHOTO GALLERY



*write your story with the ink of moments that truly matter....*





## TRANSFORM YOUR FINANCIAL FUTURE

Are you ready to unlock a world of effortless wealth building? We offer a groundbreaking opportunity that allows you to grow your assets with minimal hassle and maximum returns! Imagine securing a mortgage-free investment property today, setting the stage for a thriving financial future!

- Invest with Just £10,000! Take the first step by purchasing an investment property with a guaranteed rental income that works for you while the developer secures the property on your behalf.
- Start Earning Right Away! Begin collecting rental income even before you've paid off the entire purchase price, with the potential to own a stunning property valued at £110,000 — entirely debt-free!

Enjoy a Remarkable 7.7% NET Rental Yield! Benefit from a solid return that maximizes your investment.

### Why Choose Graduation House?

We provide an unbeatable investment structure:

- Guaranteed Rental Agreement for 5 years, assuring consistent income.
- Interest-Free Pre-Purchase Loan of £90,000 with a manageable 36-month repayment plan.
- Flexible rental income conditions that allow you to benefit as you repay the loan—enjoy a substantial portion of your rental income starting at just 40% repayment!

### Exclusive Payment Schedule:

- Start with just £2,500 for the first 16 months, then see your payments decrease progressively while you reap the rewards of your investment.

This is your chance to turn financial aspirations into reality. Don't let this opportunity pass you by! Grab the chance to build wealth seamlessly with Graduation House.

🌟 Ready to dive in? Your journey to financial freedom begins now!



CONTACT US



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[www.jwsaprks.com/student-house](http://www.jwsaprks.com/student-house)



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