

AIRPORT CAR PARKS

Inspired investment



Product Guide

Overview

Immediate Income & Capital Growth Potential

Minimum investment:
£20,000 per space

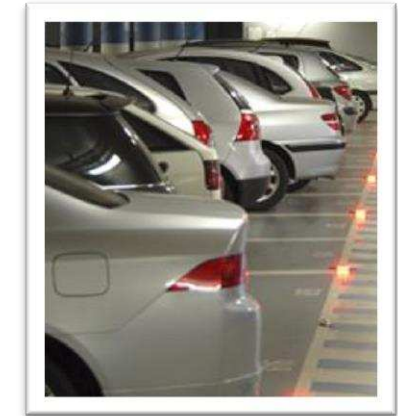
Maximum investment:
Unlimited

Legal / completion Fees Inc. VAT
Approximately £600*
Zero fees option available for cash
investors

Typical return:
Net 8% pa guaranteed for 2 years then
projected 10 – 12%

Income paid quarterly in advance.

*Correct at time of publication



An income generating asset, engineered for the individual investor

Glasgow International Airport is one of the biggest airports in the UK with over 7.2 million passengers in 2012. The airport is expanding rapidly and will require over 17,000 parking spaces by 2020 with supply expected to outstrip supply in 2013 (according to BAA only 2700 spaces existed in 2011).

We are pleased to offer this unique low entry level airport parking investment through our partners Park First. This is an exceptional opportunity to invest in a market with excellent returns where demand outstrips supply.

Park First and their management team have over 20 years experience in operating purpose built car parks within major cities around international airports.

Investors will purchase a car park space on a 175 year lease hold agreement with a 6 year sub-lease that will

yield a guaranteed 8% return for the first two years, with upward projections thereafter, and with the potential for capital growth. The sub-lease has been specifically designed to meet the needs of today's astute investor, meaning your investment is hassle-free and hands-off.

Levels of investment start at just £20,000, putting previously unattainable commercial property ownership within easy reach. Car parking spaces can be easily added to or sold off at any time and form part of the investment portfolio of most large pension funds and property investment companies across the world.

Park First Glasgow will relieve the airport parking problem through a management agreement with established car park operators Airlink. This will ensure excellent occupancy from day one. As the car park is located on the very next roundabout junction to the airport entrance, there is no closer or better location available to offer this solution!

Income Projection Example -£20,000 Investment

	Net Income
Year 1 – 8%	£1,600
Year 2 – 8%	£1,600
Year 3 – 10%	£2,000
Year 4 – 10%	£2,000
Year 5 – 12%	£2,400
Year 6 – 12%	£2,400

Year Forecast

Total Income	£12,000
Total Return (Income & Resale @ yr 9)	£37,000*

*Capital growth potential may significantly add to the total returns upon resale, dependent on market conditions at the time

Why Investors Choose Park First

- Clients purchase individual or multiple car park spaces on a 175 year land registered leasehold
- Resale 'easy out' strategy. At investors request Park First will resell the space at any time (5% release fee) at 25% above initial purchase
- A hands-off, hassle-free commercial property asset fully managed and maintained on your behalf with a buy back option in Year 5
- The 6 year sub-lease in place on your car parking space has fixed upwards-only rental reviews
- Purpose built fully operational long stay secure airport car parking with over 15 years' service to Glasgow Airport now released for investment
- The lease produces an excellent guaranteed rental yield of 8% for the first 2 years and projected returns of 10% and 12% thereafter
- Income paid quarterly in advance with no VAT on purchase price or rental income.
- Purchase at 25% below RICS (Royal Institute of Chartered Surveyors) current valuation.

Why Travellers Choose Park First Car Parks

- 24hr Site Management
- 24/7 CCTV
- Security Fencing
- Security Patrols
- Professional shuttle bus service
- Airport travel time approx. 6 minutes
- Shuttle service runs every 10 minutes
- Fully Insured

Glasgow Airport Demand

7.1 million	20,000	24 million	17,900	2,700
Approx. passengers per year	Approx. passengers per day	Forecasted passengers by 2030 (BAA)	Forecasted demand for long stay spaces by 2020	Long stay parking spaces (2011)

This product guide does not constitute or form part of any contract. The figures quoted are for illustration purposes only.