



Term Sheet

TARGET RAISE	£10 million made up of 10,000 loan notes at £1,000 each
MINIMUM INVESTMENT	£5,000 per product
TYPE OF INVESTORS	<ul style="list-style-type: none"> • High net worth and sophisticated investors

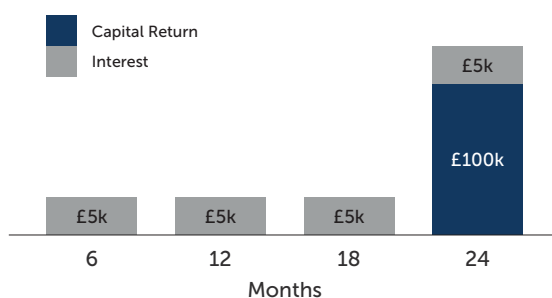
INVESTMENT OFFER

Investment Returns

What are the returns for each option on a £100,000 investment?

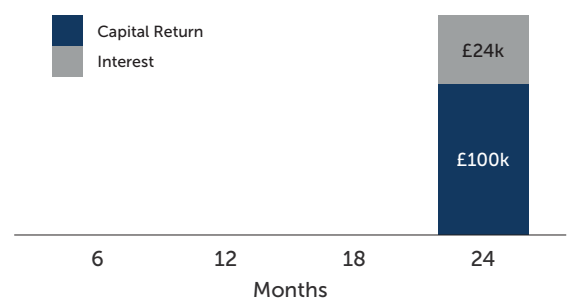
2 Year Bi-Annual Income Product

10% fixed rate loan notes with simple interest payable in arrears bi-annually (paid every 6 months).



2 Year Deferred Income Product

12% fixed rate loan notes with simple interest to accrue annually and payable on the final redemption date with the return of capital.



INVESTMENT SUMMARY

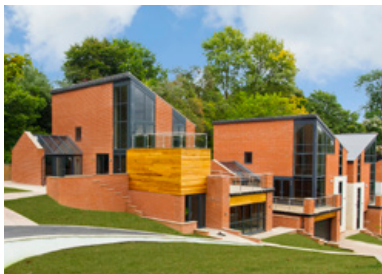
- Short term investment opportunity
- Loan note terms of two years with income and deferred interest options
- Minimum investment of £5,000
- Interest earned will be 10% or 12% per annum gross dependent on type of loan note chosen
- Secured with a first legal charge over properties purchased and a fixed and floating charge
- Security Trustee appointed to represent the interests of the loan note holders
- A number of pension companies have approved these investment products

SECURITY OFFERED

Notes are secured by a debenture over Godwin Capital No.2 in favour of the Security Trustee, In addition, the Security Trustee will hold a first legal charge on behalf of loan note holders over the land and properties purchased.

APPLICATION PROCESS

Simple and straightforward application process with documentation submitted to **Godwin Capital No.2** and funds transmitted to the Receiving Agent.



We are proud to work with:



Godwin Capital

T: 0121 516 9508

E: investments@godwindevelopments.co.uk