

INVESTMENT PROPERTY REPORT

Prepared for:

858 Miller Avenue
Clairton, Pittsburgh PA 15025



INVESTMENT PROPERTY REPORT

858 Miller Avenue, Clairton, Pittsburgh, 15025, PA

Your Investment in
USD \$39,500

Gross Monthly Income
USD \$650

Property Rental Yield
19.74%

Your Estimated Profit
USD \$101,200

LOWER QUARTILE OPPORTUNITY



At a glance:

Property Type:
2 Bed SF Home

Price At Peak:
\$41,000

Estimated Value:
\$39,500

Rental Yield Net:
17.37%

+ Gross Monthly Income:
\$650

Net Monthly Income:
\$572

2 Beds, 1 Baths | 832 sq. ft. | Single-Family |

About This Property

A quick search on the internet for Clairton, a Pittsburgh municipality, and you'd be forgiven for thinking that this is not a place for property investment. It has just emerged from Act 47 after 30 years (similar to bankruptcy), the population base has dwindled from 20,000 to just over 7,000. Property prices have barely moved in 30 years. And pictures posted on the internet depict a drab, deteriorating place with no foreseeable prospects to halt the decline into a ghost town. But hard core property investors know that one investment strategy is to invest in the path of progress. And Clairton is not only on our radar, but that of other cash flow hunting investors. At first sight, Clairton doesn't seem to have much going for it. But its emergence from Act 47 is actually quite significant and paves the way for the community to attract inward business investment. And with only a 30 minute commute into downtown Pittsburgh, homebuyers and renters are slowly but surely starting to eye up the benefits of cheap property and a low cost of living in a place like Clairton. Of course, this is not a get rich quick proposition. It will take a good ten years for Clairton to turn itself around and for investors to realise significant capital gains. But, with median yields at 10.69% and a low vacancy rate of 3%, Clairton is where your money should be if you are hungry for yield.

Why Purchase This Property

If yield is your thing, then this property will pay you 17.37% after fixed costs like management charges and property taxes. And assuming a rental inflation rate of 4.5%, your net annual income after ten years rises to 22.74%. Looking further ahead, we predict the future potential profit on year 10 to return a profit \$79,763. This of course sounds unbelievable considering you'd be hard pressed to find any positive comments on Clairton if you searched the internet.

But most of this profit is made up of your net rental income received. And even if we recalculate the figures, assuming there is zero rent inflation over the same period, your profit is \$51,919 in today's money.

"Ahh but what if the property is not easy to rent? And lies vacant?" I hear you say. Well firstly, the vacancy rate in the area is only 3%. Which is low. And means that your vacancy loss is just \$234 a year. A low vacancy rate also means a demand for rental property. Secondly, this property is most likely to attract long term tenants for 3 years or more, and that means your vacancy loss is reduced even further.

Granted, we can't provide statistics to support any projections for significant capital gains. Because this is a comeback story that plays out over time. Remember prices have barely budged in 30 years. So we have little data to work with. What we can say is lack of new supply coming to market in the last 30 years will at some point create upward pressure on prices as the area's recovery gains momentum. But are you really concerned about capital gains when your net income is 17.37%?



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Property Condition summary

This is one of the very rare occasions where little work is required to get a property rent ready to pass an occupancy inspection. The whole place needs repainting and colours should be consistent and neutral. A few cabinets in the kitchen need to be replaced at a cost of around \$1,000. The bath needs a new surround which will cost around \$325. The kitchen door needs to be rehung. And the blinds need replacing in the bedrooms which will cost \$400-\$600. And basically that's it. The furnace, electrical and plumbing installations are all in perfect working order. If you wanted to try and get more rent, then you could recarpet the whole property with a better quality product. And you could also convert the bath into a stand alone shower too - both of which would not be very taxing on the purse. In a nutshell, this property is more or less rent ready and can be up and running in ject a few days.

About the Neighbourhood

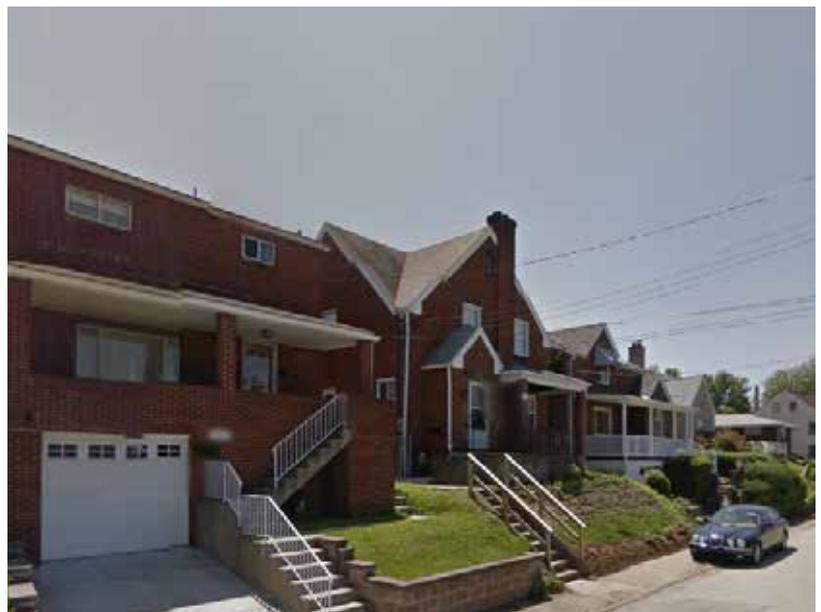
It's not the best of places. It's not the worst of places. Clairton is part of the Pittsburgh Metropolitan Area with a population of about 7,000. It's only a thirty minute commute to the centre of Pittsburgh. Clairton itself is a rather diverse with an eclectic mix of races. The majority are white, but there are also African Americans, Native Americans and Hispanics.

Although Clairton has been in the economic doldrums for the last thirty years, it is a fairly safe place to live with a real community spirit. Amongst the sectors of employment in the area, Sales and Services account for 38.2%, whilst executive, management and professional occupations account for 30.5% of the workforce. Other residents are employed in clerical, assistant and tech support occupations(17.9%) and 13.4% in manufacturing and labour.

Many of the residences are relatively historic, built around 1939 with the rest built between 1940 and 1969. The buildings themselves mainly comprise of small (studio to two bedroom) to medium sized (three to four bedroom) single-family homes and small apartment buildings, which are occupied by a mixture of owners and renters.

There are some undesirable areas in Clairton where drugs are a problem. But Miller Avenue is not one of them. Typically, the type of people who live here are working class and either married or single. It's not a transient place which can blight some neighbourhoods, and the people have been here for quite a while.

So it's not bad place and its not the best place. What's important is that the property is easily rented to tenants.



RENTAL PROPERTY ANALYSIS REPORT

**858 Miller Ave
Clairton PA 15025**

This report provides an in-depth comparison of **858 Miller Ave Clairton PA 15025** and other properties in the area. Powered by RentRange®, this report gives you valuable insight for discerning investment property analysis.

RENTRANGE ESTIMATE

\$ 620

CONFIDENCE SCORE

76 %

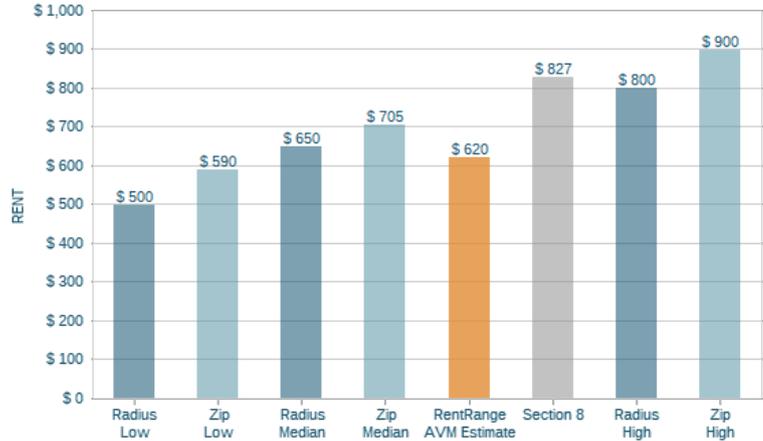
EST PROPERTY VACANCY RATE

3.0 %

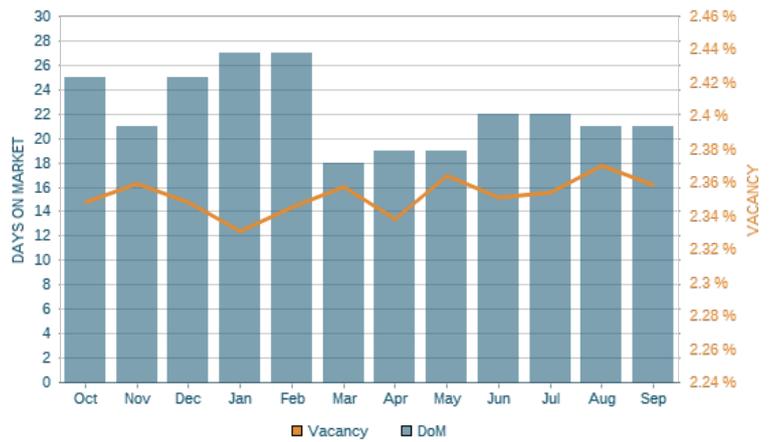
SUBJECT PROPERTY DETAILS	
	TYPE SINGLE FAMILY
	YEAR BUILT 1920
	SQ/FT 832
	SQ/FT LOT 2,640
	BEDS 2
	BATHS 1.0
	RADIUS SEARCHED 4.0 mi.
	# OF COMPS 42
	GLA SQ/FT VS COMPS SMALLER THAN 50 %

Report Date: 10/20/2016 Versions: R24.A3

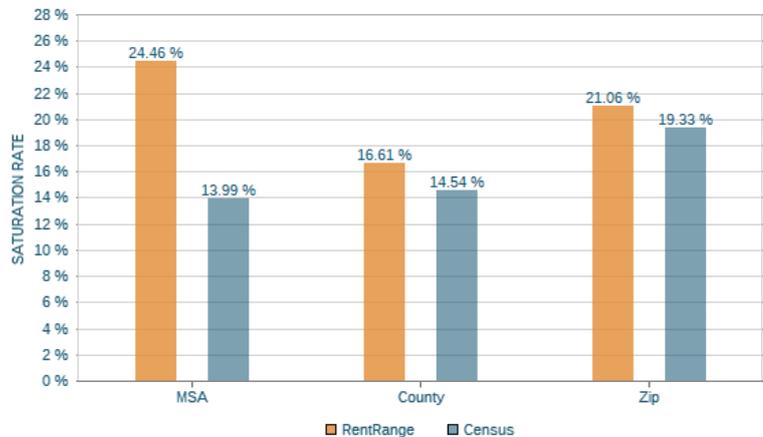
RENT BENCHMARKS



DAYS ON MARKET VS VACANCY IN COUNTY



RENTAL SATURATION BENCHMARKS



INVESTMENT PROPERTY REPORT

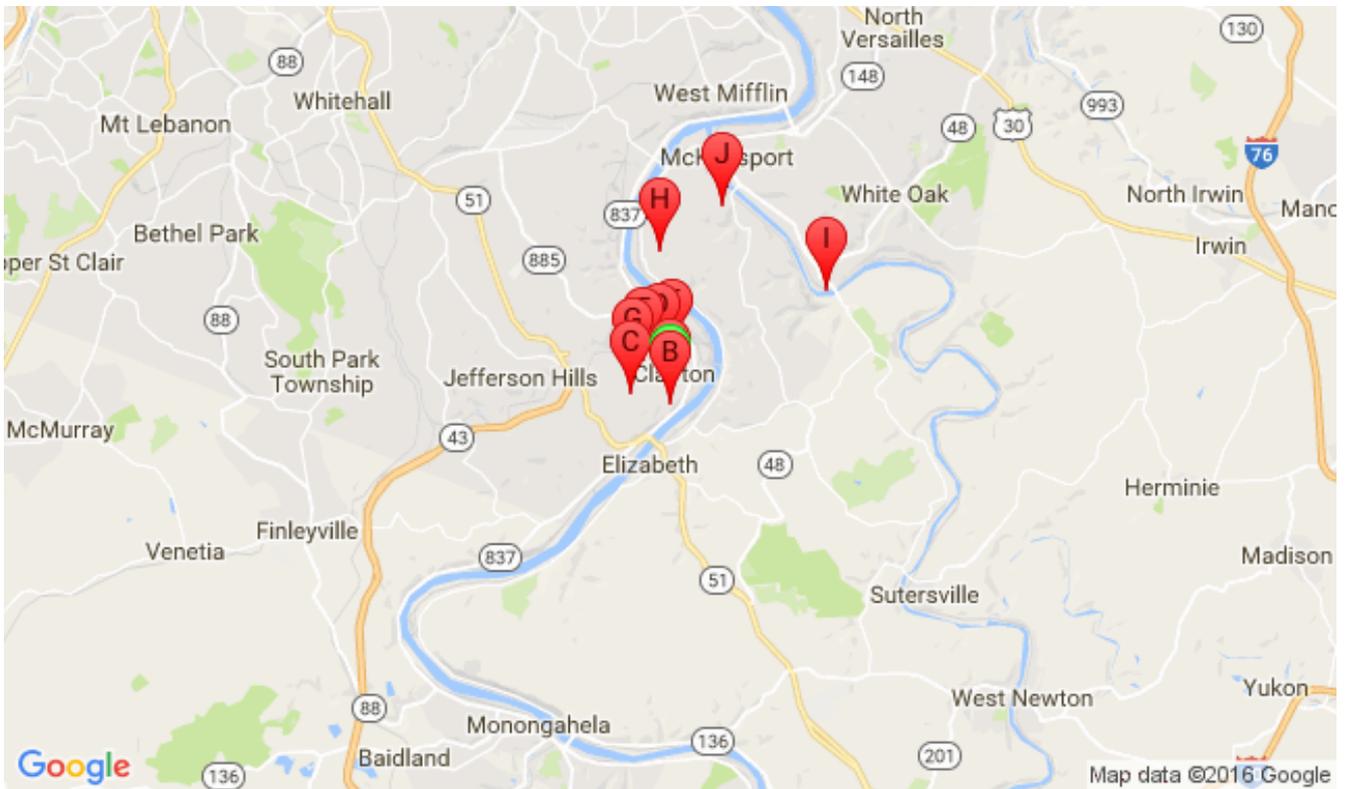
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RENTAL PROPERTY ANALYSIS REPORT

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COMPARABLE FOR-RENT PROPERTIES

	 SQ/FT	 Bed	 Bath	 Dist	 Type	 Rent
A: 813 School St Clairton PA 15025	1,173	2	1.0	0.08 mi.	SINGLE	\$ 750
B: 923 Miller Ave Clairton PA 15025	1,016	2	1.0	0.14 mi.	SINGLE	\$ 695
C: 1179 Desiderio Blvd Clairton PA 15025	725	2	1.0	0.68 mi.	SINGLE	\$ 650
D: 601 Park Ave Clairton PA 15025	896	2	1.0	0.72 mi.	SINGLE	\$ 595
E: 323 Linden Ave Clairton PA 15025	640	2	1.0	0.79 mi.	SINGLE	\$ 650
F: 905 Waddell Ave Clairton PA 15025	1,136	2	1.0	0.80 mi.	SINGLE	\$ 625
G: 1037 Worthington Ave Clairton PA 15025	680	2	1.0	0.80 mi.	SINGLE	\$ 650
H: 717 8th St Glassport PA 15045	899	2	1.0	2.56 mi.	SINGLE	\$ 600
I: 5116 Railroad St McKeesport PA 15132	1,653	2	1.0	3.32 mi.	SINGLE	\$ 625
J: 1809 New York Mckeesport PA 15133	1,090	2	1.0	3.48 mi.	SINGLE	\$ 615

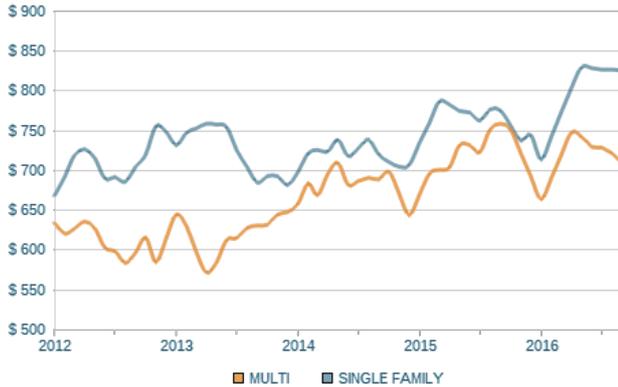


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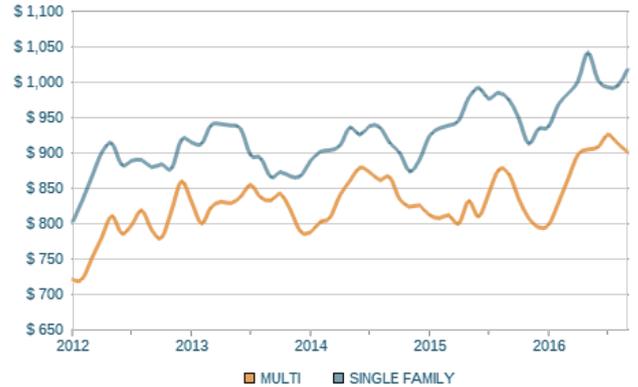
COUNTY RENT TRENDS BY BEDROOM & TYPE

858 Miller Ave
Clairton PA 15025

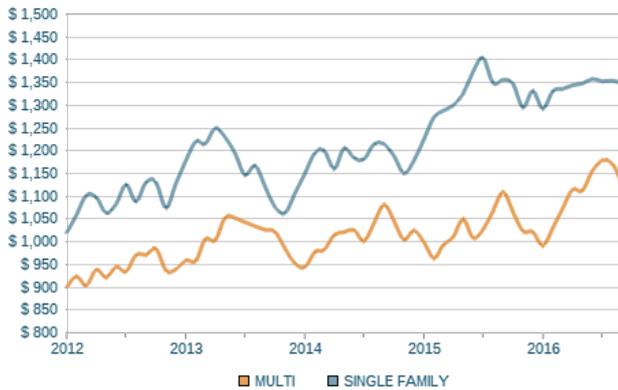
1BD RENTAL TRENDS IN COUNTY



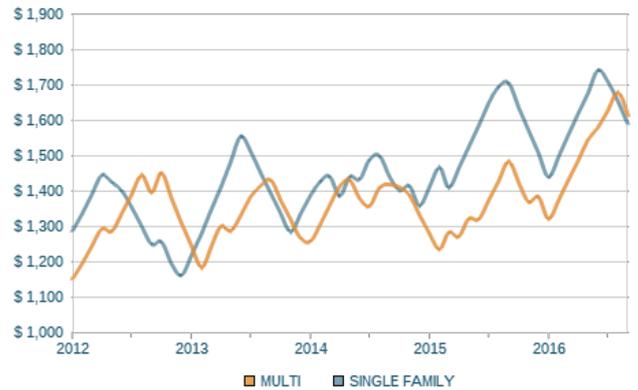
2BD RENTAL TRENDS IN COUNTY



3BD RENTAL TRENDS IN COUNTY



4BD RENTAL TRENDS IN COUNTY



MEDIAN HOUSING RENTAL RATES IN CLAIRTON, PA

TYPE	MEDIAN RENT	SECTION 8	AVG SQFT	\$/SQFT
1BD SINGLE FAMILY in Clairton	\$ 599	\$ 657	\$ 675	\$ 0.89
1BD MULTI in Clairton	\$ 562	\$ 657	\$ 618	\$ 0.91
2BD SINGLE FAMILY in Clairton	\$ 705	\$ 827	\$ 922	\$ 0.76
2BD MULTI in Clairton	\$ 676	\$ 827	\$ 821	\$ 0.82
3BD SINGLE FAMILY in Clairton	\$ 869	\$ 1,026	\$ 1,307	\$ 0.66
3BD MULTI in Clairton	\$ 822	\$ 1,026	\$ 1,139	\$ 0.72
4BD SINGLE FAMILY in Clairton	\$ 1,000	\$ 1,134	\$ 1,470	\$ 0.68
4BD MULTI in Clairton	\$ 889	\$ 1,134	\$ 1,901	\$ 0.47

RENTAL PROPERTY ANALYSIS REPORT

AREA GROSS YIELD & RENTAL TRENDS

858 Miller Ave
Clairton PA 15025

GROSS YIELD PERCENTAGES OF 10 NEAREST ZIP CODES

ZIP CODES	GROSS YIELD %	MEDIAN RENT
15025	10.69 %	\$ 705
15045	16.26 %	\$ 680
15034	14.09 %	\$ 717
15129	12.23 %	\$ 812
15133	11.97 %	\$ 814
15122	12.25 %	\$ 787
15236	9.48 %	\$ 837
15037	10.36 %	\$ 646
15332	10.69 %	\$ 822
15067	16.27 %	\$ 0

RENTAL TREND SUMMARY

TYPE	1 MONTH CHANGE	3 MONTH CHANGE	12 MONTH CHANGE
Zip Code 15025	-\$24 ↓	\$14 ↑	-\$9 ↓
City of Clairton	-\$24 ↓	\$14 ↑	-\$9 ↓
County of Allegheny	-\$12 ↓	-\$7 ↓	\$30 ↑
State of Pennsylvania	\$1 ↑	\$4 ↑	\$14 ↑

Data Sources

Rental comparables are collected from a national network of strategic resources that include but are not limited to: rental data aggregators, residential property managers, real estate investment enterprises, real estate technology providers and MLSs. We do not deploy screen-scrapers or bots to acquire protected or copyrighted data from the web. Our information is acquired in accordance with the resources terms of use and/or through licensed data-usage agreements.

Frequently Asked Questions

Q Will I need a lawyer?

Some clients prefer to use a lawyer as it provides them with peace of mind. In our opinion it is always a good idea to have a legal professional to counsel you on any contractual agreement. Sales and Purchase Contracts are not always straightforward and be confusing to the most seasoned investor.

Q Do I need a property survey?

An independent survey or a "licensed inspection" (as it is referred to in the USA) should be carried out before the final closing date. This is to ensure the seller has disclosed all issues and you're happy to go ahead with the purchase. If any problems are flagged up, you can either renegotiate on the price or ask for the issues to be dealt with before closing, or walk away from the sale without any incurring any financial penalty.

Our US partners upon your written instructions can arrange for a licensed inspection to produce a detailed report on the condition of the property. The report can cost between \$350 and \$1,500, depending on the level of detail required. The more in-depth reports will also include the electrics and plumbing.

Q Is it necessary to carry out title and lien searches?

Yes, this is very important. Licensed title companies perform this service before issuing title insurance. If there is a lien attached to your property, it means that money is owed to a creditor and they have a claim on the property. Title and lien searches will reveal names on the title, liens, court judgments, bankruptcies, mortgages and foreclosure activity. If there are any issues, the title company will work to resolve them before closing.

Q How accurate are the rental projections?

As you can see from the report, the accuracy score given is 76% which is high. However, although the rental score in this report is \$620 but our partner in the USA who sourced and negotiated this property believes that \$650 is easily achievable. If you want more verification, then type the address of the property into google and you can find estimated rental for this property on the numerous portals that are returned in the search results.

Q What are my expenses each month?

Property taxes and management fees. Property taxes are calculated by using the millage rate on the assessed value of the property. According to the portals researched the taxes for 2015 for this property were \$152. The property management fees are 10% of the rental deducted each month.

Q How are property taxes calculated?

Property tax is calculated by multiplying the assessed, taxable property value by the mill rate, and then dividing that sum by 1,000. The calculation formula is: Property tax levied on property = (mill rate x taxable property value) divided by 1,000. For example, if the millage rate is 3.5 and the property has a taxable value of \$20,000, then, using the calculation formula, the property tax bill is \$70. The assessed value usually represents a smaller percentage of the market value of property. Although in some states, the millage rate is calculated using the market value..

Q What happens if the tenants leave?

Tenants do leave properties. That's a fact of life. Some leave before the tenancy is over. Others, on the day the agreement expires. In any event, your property management agent will already have the property advertised and in some case may have tenants waiting to move in. In areas where the vacancy rate is high (over 10%) you may need to price the property competitively to secure tenants quickly. However, if the vacancy rate is low, then finding new tenants is fairly straightforward and the property can be relet within a couple of weeks from the date it is vacated by the outgoing tenants.

Q When do I receive the rent?

This is an arrangement you make with your property manager. In most cases you can elect to have it sent to you monthly, quarterly, half yearly or annually. However, you will be required in advance of instructing the management company, to sign a few papers detailing your ownership status and directions for remittance of rental income.

Q Is my rental income taxable?

Tax is a fact of life and is also applicable to your rental income. Where and how much you pay depends very much on your own personal tax status and place of residency. For that reason it is impossible for us to provide any guidance in this section because every persons status differs. Therefore we recommend you speak with a local accountant to determine exactly what your liability will be. Whatever you do, don't try to avoid paying tax on your rental income. Because if discovered, the penalties far outweigh the benefits.

Q What happens if the tenant doesn't pay the rent?

Although most people pay their rent on time, there are occasions when tenants need to be evicted - despite the best of screening techniques. But unlike most countries in the EU, eviction in the USA is fast and cheap. However, many companies offer an eviction service for an extra cost as part of their management package. This is well worth taking because you do not have any worries if eviction is required.

Q What are the purchase transaction costs ?

Typically, the buyer needs to pay a state transfer tax, deed recording cost, title insurance cost, property insurance cost and the source fee for our USA partner who sources and negotiates the deal. Full acquisition costs can be found by clicking on this [link](#).

Q How do I know I own the property?

One closing has taken place (the exchange of deed from seller to buyer, then you will receive the same day, a copy of the deed by email. The original deed is sent to the local county records office who will then record you as the owner of record and return the original deed back to you within a few weeks. You can also go online and check your ownership status whilst waiting to receive your deed at the local county records office.

Who will arrange the property insurance?

In most cases we can obtain quotes for you before closing and then mediate so that the insurance commences upon closing. That way you are covered immediately. Alternatively, we can provide you with a list of insurers and you can make your own arrangements.

Q Do I get keys to the property?

Yes. In most cases these arrangements would be made in advance with your appointed management company. Naturally, they will have a set of keys and will forward a copy to you provided they have your written instructions.

Q How do I reserve this property?

If you want to reserve this property subject to contract, then we will ask you to complete an online agreement and pay to us a reservation deposit of €1,000. Once we receive the payment and the online agreement is signed, you will receive confirmation from us of your intended purchase and the proposed date for closing.

What is the next step after reservation?

Once the property is reserved in your name, then the title company will perform the relevant searches to ensure you will receive clean and marketable title to the property. This includes making sure that there are no other bona fide purchasers who could have a claim to the property. Once these searches are satisfied, the title company will issue title insurance to the property effective upon closing.

Q When do I transfer the purchase funds ?

Typically, we will ask you to transfer cleared funds to buy the property into escrow one week before the agreed closing date. It is essential that you have the these funds cleared in escrow otherwise the purchase will not go ahead and you could face action from the seller for breach of the Sales and Purchase contract. In any event, we will provide you with full account details for transfer in good time.

Q What if there's a problem and the sale falls through?

Providing you do not withdraw from the purchase after reservation is confirmed without reasonable grounds, (unable to get title insurance for example), then you will lose your reservation deposit. Any funds over and above that amount held in escrow are returnable to you. To effect a transfer of funds back to you from escrow, you simply need to provide instructions to the escrow agents to return the funds.

Q Is my money safe in Escrow ?

Yes absolutely. At the end of the day, escrow is just a layer of protection for both buyer and seller so that you get the deed at exactly the same time as the money is paid to the seller.

Q What happens if I need to sell quickly?

if you find yourself in a position where you need to liquidate and sell quickly, your property management agent will be best placed to help you achieve this. They will have relations with not only the local real estate agents and brokers, but will also be connected to large databases of investors. However, bear in mind that you may have to price the property competitively to achieve a fast sale which will impact on your profits.

Q What happens if my management company goes bust?

These things happen. However, we will only recommend licensed and reputable management companies. But in the unlikely event they go out of business, we will recommend new companies for you to consider. On this particular property the management company we recommend Real Property Management of Pittsburgh who have offices nationwide.

Forecast - Cashflow Statement

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Net earnings		\$5,846	\$6,137	\$6,441	\$6,758	\$7,090	\$7,436	\$7,798	\$8,177	\$8,572	\$8,986
Add back depreciation		\$1,013	\$1,013	\$1,103	\$1,103	\$1,103	\$1,103	\$1,103	\$1,103	\$1,103	\$1,103
Income tax liability		-\$289	-\$305	-\$321	-\$337	-\$355	-\$373	-\$392	-\$412	-\$433	-\$455
Mortgage capital repayment											
Cashflow to investor	-\$39,500	\$6,750	\$6,845	\$7,133	\$7,434	\$7,748	\$8,076	\$8,419	\$8,778	\$9,153	\$9,544
Terminal value of property											\$58,701
Total undiscounted cashflows to equity	-\$39,500	\$6,750	\$6,845	\$7,133	\$7,434	\$7,748	\$8,076	\$8,419	\$8,778	\$9,153	\$68,245
Net Present Value	\$40,200										
Internal Rate of Return (%)	17.30%										
Gross Rental Multiplier (%)		5.07%	4.85%	4.64%	4.44%	4.25%	4.07%	3.89%	3.73%	3.57%	3.41%
Debt Coverage Ratio (Times)											
Cash on Cash Return (%)		16.63%									
Capitalization Rate YoY (%)		17.21%	17.99%	18.80%	19.64%	20.52%	21.45%	22.41%	23.42%	24.48%	25.58%
Exit value based on cap rate at purchase		\$39,500	\$41,278	\$43,135	\$45,076	\$47,104	\$49,224	\$51,439	\$53,754	\$56,173	\$58,701

Forecast - Income Statement

	Key applicable rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Annual Gross Rental Income	4.5%	\$7,788	\$8,138	\$8,504	\$8,887	\$9,287	\$9,705	\$10,141	\$10,598	\$11,075	\$11,573
Vacancy Rate	3%	-\$234	-\$244	-\$255	-\$267	-\$279	-\$291	-\$304	-\$318	-\$322	-\$347
Net Effective Rental		\$7,554	\$7,894	\$8,249	\$8,620	\$9,008	\$9,414	\$9,837	\$10,280	\$10,742	\$11,226
Operating Expenses	10%	-\$755	-\$789	-\$825	-\$862	-\$901	-\$941	-\$984	-\$1,028	-\$1,074	-\$1,123
Net Operating Income		\$6,799	\$7,104	\$7,424	\$7,758	\$8,107	\$8,472	\$8,853	\$9,252	\$9,668	\$10,103
Financing Cost	0%										
Depreciation	5510	-\$1,013	-\$1,013	-\$1,013	-\$1,013	-\$1,013	-\$1,013	-\$1,013	-\$1,013	-\$1,013	-\$1,013
Income for tax		\$5,786	\$6,091	\$6,411	\$6,745	\$7,094	\$7,459	\$7,840	\$8,239	\$8,655	\$9,090
Taxation	5%	-\$289	-\$305	-\$321	-\$337	-\$355	-\$373	-\$392	-\$412	-\$433	-\$455
Tax allowance		\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350
Net earnings		\$5,846	\$6,137	\$6,441	\$6,758	\$7,090	\$7,436	\$7,798	\$8,177	\$8,572	\$8,986

Risk Warning: The price of property can go down as well as up. Historic performances should not be taken as a guarantee of future performance. Geared property investment with mortgages can increase the risk of losing money as well as increasing the possible gains. Mortgage products can be withdrawn by the lender or have rates or other terms changed without notice and may have certain applicant restrictions. Reference to any mortgage product is for information only and does not imply it is certain to be available. No information provided by Prime Asset Investments should be taken as investment advice for your particular situation: you should seek additional guidance directly from finance and property professionals. Property particulars provided by Prime Asset Investments do not form part of an offer or contract. All information is either estimated, calculated using an automated algorithm or derived from external information and can change: you should not rely upon it without conducting your own additional valuation and research. All descriptions, dimensions, areas, references to condition and, if necessary, permissions for use and occupation and their details, have been derived from external information: you should not rely upon them as they are subject to change and you should satisfy yourself via inspections or other due diligence and enquiries. Prime Asset Investments cannot accept liability for any errors, valuations of property, future profits, indicated rents achievable and any financial information provided. Where shown, net yields are calculated as rental income less operating expenses that are not independently researched: no void periods, optional letting agent costs, repairs or other costs whatsoever are deducted from the gross rental and purchasers are advised to independently verify all costs associated with owning any property including without limitation property and regulatory taxes. Brokers are external agents and are only authorised to act in accordance with publicity material specifically published by the company, excluding information published on the website which is for guidance purposes. You must conduct your own due diligence, inspections and seek independent advice before making any purchase. No reliance on claims or offers made by brokers either verbally or in writing (including e-mail) must be made by investors unless prior written consent is obtained from the company. 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The price at which any property is offered directly for sale to buyers may be higher or lower than comparable properties offered for sale and buyers are should research the market fully before any decision to purchase. Prime Asset Investments does not offer property management or any other services after a property is purchased. However, the company can direct investors to property managers and other suppliers. Buyers should, however, perform their own due diligence before appointing any property manager or supplier. Prime Asset Investments cannot be held liable for any loss suffered as a result of property management series performed on the buyer's behalf or that from any other supplier. Prime Asset Investments does not receive any financial remuneration for property management services performed by external suppliers. Prime Asset Investments does not provide property evaluations but can instruct appropriate appraisers on individual properties upon written instructions and provided the fees of the appointed appraiser are paid in advance. However, Prime Asset Investments accepts no responsibility for any reports provided by appraisers or property inspectors. Properties not offered for sale by Prime Asset Investments are listings sourced from Fannie Mae or Freddie Mac and will in most cases be out of date. Deals offered directly for sale by Prime Asset Investments will be promoted independently by email promotion and directed to the site where the deal is offered on the site. Where purchasers elect to buy property without a specific deal promotion by email or otherwise, Prime Asset Investments will source and purchase property with and any purchase price quoted to purchasers will include the premium. Prime Asset Investments accepts no responsibility to record property deed with the relevant authorities and it is up to you to ensure the deed is recorded soon after purchase to avoid liabilities, penalties and fines that may accrue on the property without your knowledge that could lead to foreclosure or other legal action. These Terms and Conditions and the relationship between You and Us (whether contractual or otherwise) shall be governed by, and construed in accordance with English Law. Any dispute, controversy, proceedings or claim between You and Us relating to these Terms and Conditions (whether contractual or otherwise) shall be subject to the jurisdiction of the courts of England, Wales, Scotland, or Northern Ireland, as determined by Your residency.



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