

An Alternative Investment Opportunity

from International Commercial Investment

INVEST NOW!



BURIAL PLOTS

Historically, the prices of burial plots have always increased in value and high demand for them has remained. So, while most of the UK economy is struggling, burial plots will remain an area of strong growth. By taking advantage of these price rises, this investment plan gives you the opportunity to buy into assets below the current market value, with the potential to deliver 25% over 12-18 months.

At first, the idea of investing in burial plots might seem odd or macabre. But the demand for cemetery space in the UK is growing faster than supply. The result is that these small plots are increasing in value at dramatic rates while other property markets are standing still. Based on current trends, in 12-18 months the money that you invest in this project will have increased by at least 25%.

IN THE PRESS

Cemeteries to be full by the end of the decade

The national press has reported that nearly a quarter of UK councils will run out of space for burials in the next 10 years. UK cemeteries are reaching capacity and given a growing aging population a shortage is inevitable.

It has been reported that in some parts of the UK the price for burial plots has leapt up, in some cases more than doubling in value. In Dudley plots have risen by 25%, 'It's like the lease on a house, the less left the more expensive it is to buy', BBC News Wolverhampton have brought in a 54% price increase while Caerphilly's burial plots are expected to double in value within the next five years.

Around 72% of the 600,000 people who die every year are cremated, and only 28% buried, but 'A 54 per cent increase in the cost of burial plots was introduced in Wolverhampton in April' Express and Star of cremations may have peaked. Crematorium costs are rising, with many forced to install new filtration systems to stop mercury (from dental amalgam) escaping into the atmosphere.

THE RIGHT TIME TO INVEST

Throughout history the price of burial space has only ever gone up in value and has never depreciated. In fact, the growth of this asset is more reliable than any other asset class which generally experiences "ups and downs" due to economic factors. Even in the deepest recession the UK has ever seen, the price of burial plots has continued to rise at an average of 10% per year. The demand in the UK for cemetery space is growing at an alarming rate. What's driving this trend is that the population in the UK is continuing to grow and is projected to reach 71.6 million by 2033. With land at a premium the population is effectively growing at a faster rate than new cemeteries and burial spaces can be made available.

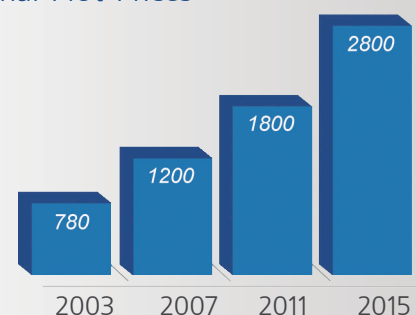
Demand for burial plots is expected to reach its highest in 2015 when the post war baby boomer generation will swell the ranks of the UK's ageing population. The country's multi-cultural society also includes many faiths where cremation is forbidden and burial is essential. This is why demand is

outstripping supply and prices are going up. Such is the focus on the rising cost of burial that leading insurance companies have invested heavily in the sector, offering funeral plan insurance to protect families against the rising costs. The graph below shows the forecasted cost of a funeral in 2015 and how dramatically it has increased over the last nine.

Increase in Burial Plot Prices

This graph shows the appreciation of burial plot prices from 2003 and what values could be if current trends continue.

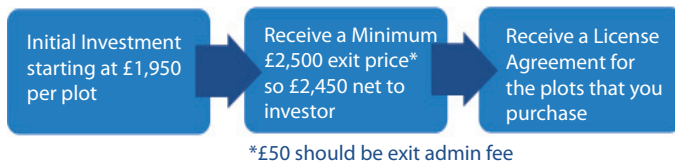
Prices shown in pounds sterling.



WHAT ARE YOU INVESTING IN?

The concept couldn't be simpler, Investors purchase burial plots at a highly discounted rate in a cemetery that has full planning permission and is currently under construction. The plots are then sold back to the public at an increased price, but still discounted compared to the price of a Local authority owned site, giving investors an excellent return on their original investment.

The investor price starts at £1,950 per plot with a minimum contracted return of 25% over 12-18 months. For investors looking for longer term opportunities, cemeteries have proven to be a strong asset backed alternative with annual price increases.



As an investor you will receive a license agreement for the plots that you purchase. This protects the funds you've invested in the form of an asset from day one, eliminating any risk of the investment being lost. It is also eligible for SIPP status with select SIPP administrators allowing you to invest your current SIPPs or old frozen pension funds.

EXAMPLE OF PAYMENT PLAN

10 plots @ £1950 = £19500
Reservation fee @ £350 per plot = £3500
Balance to be paid over 11 equal instalments of £1454
Payment plan admin fee = £175

Please note:

- Minimum purchase of 10 plots
- No early repayment charges
- Guaranteed acceptance for all investors
- No credit scoring



Springhill Cemetery



Walsall Burial Ground

WHO MANAGES THE INVESTMENT?

The management and resale of plots will be handled by a professional management company which is also responsible for the cemetery going forward. The management company use a large network of undertakers, burial services and insurance companies to sell the plots on and will market the cemetery with a firm focus on value and service, something that other sites in the area lack. The cemetery will be operated as a sister site to Springhill Cemetery, increasing the company's coverage of the UK's capital and allowing it to use already established networks to sell the site. Their team is already working with one of the largest burial sites.

HOW SECURE ARE THE FUNDS I INVEST?

All funds will be held in a client account designated for this site, which is being managed by an independent accountant. The funds will be released in stages throughout the development as work progresses and all the works and costings will be audited to ensure fair practice. This provides investors with the assurance that the development is being managed not only by the owner of the site, but also by a professional and experienced team that are in firm control of the project's finances. Investors will be appointed a license for 'The Exclusive Right of Burial' (ERB) on the plots that they have purchased. This forms the asset for the premium paid at this stage of investment. In the event of the land being sold to another party for any reason investors' funds would be returned/retained as 'saleable plots' on the same basis as now. This is part of the legally binding contract as the ERB provides an invested interest in the cemetery for the designated plots that have been purchased.

HOW MUCH CAN I EXPECT TO RETURN?

Returns on the project are a contracted 25%. We anticipate that at the current rate of growth in the sector, plot prices may be even higher, with the potential to boost your returns even further. Our current forecasts are conservative, based upon a growth of between 5 and 10% per annum.

For more information on burial plot investments, call us on:

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