UNITED PROPERTY CONNECT™

Land Investment South West Florida

Your investments are important. However big or small, they help you achieve your financial goals and give you the freedom to achieve what you want in the future. That's why we have put together an investment opportunity based on facts, with a number of entry and exit options to meet every investor's financial goals, risk strategy and investment preferences.

So if you are looking for a hassle free investment that offers a good return on investment in the short, medium and long term, read on to find out more about investing in land in South West Florida.

> The major fortunes in America have been made in land.
>
> — John D. Rockefeller

INVESTMENT SUMMARY

Investing in land parcels that are undervalued and situated in areas that are seeing prolonged growth built on positive economic factors.

Following the housing market crash in 2008, the value of US real estate plummeted. While these declines affected real estate across the board, land and residential housing were hit the worst. An oversupply of housing and a lack of financing options meant that prices dropped up to 80% in value from their peaks and prevented the building of new homes as it was no longer financially viable.

In 2011 the housing market began to recover slightly as investors began buying up residential housing, having been attracted by the low prices and high rental yields. This investment has breathed new life into the property market in the US and builders have now begun building again which has increased demand for land parcels on which to build.

While land parcel prices remain low at the moment (in some cases under 20% of their peak prices), as these trends continue and mortgage finance slowly becomes more available, more and more houses will be built and the availability of land parcels will decrease. This will push prices up even higher and offers a significant return on investment for investors who bought land early.

Targeting dynamic, growing communities across the US, investing in land with planning permission offers great returns for short, medium and long term financial strategies. With land parcels now at around 20% of their peak value in 2006, there has never been a better time to invest.

South West Florida has been identified by our team of market experts as having dramatically under-priced land parcels available with growing demand caused by positive underlying factors. This makes it the perfect investment opportunity for those looking for a no hassle investment that offers significant returns with prices from $9,990.

Strategy

- Invest in land at 20% of its peak value (seen in 2006)
- Invest in areas where the supply of lots is finite
- Invest in areas seeing rapid population growth due to positive underlying economic factors
- Invest in areas where you should see these lots return to 50% of their peak price within 3-5 years

> “There have been few things in my life which have had a more genial effect on my mind than the possession of a piece of land.
>
> — Harriet Martineau

INVESTMENT POTENTIAL

You can now buy land that would have cost you $50,000 in 2006 for just $9,990

Investing in residential land is very straightforward; you simply buy at the lowest possible price and then wait for capital appreciation over time. By working with us you can gain access to parcels that are discounted over 80% in some cases of their peak values and at prices would normally be reserved for large scale investors. This means that you can achieve returns that would not be available to the man on the street and ensures that you will see an excellent return on your investment when you come to sell.

We avoid the risks of buying "raw lots". We deal exclusively with fully developed lots that have approved planning permissions for residential construction. This means that development and connection to public utilities can start quickly and easily, making these lots more appealing to developers and builders in the future.

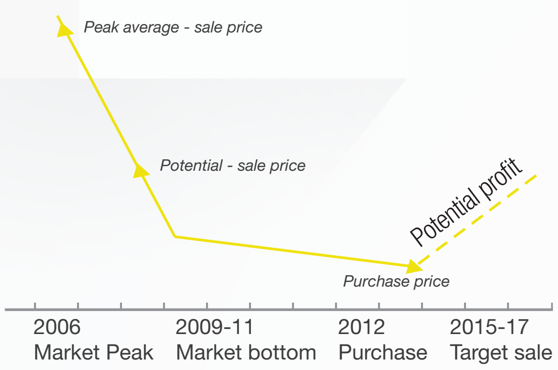
Known as "The Sunshine State", there is an ever increasing number of people looking to move to Florida, attracted by its warm climate and proximity to the sea. This makes it the perfect place to look for property investment opportunities. Buying residential lots in Florida allows you to make the most of the demand in the area from both the baby-boomer generation's desire to design and build their own home in a better climate, as well as workers drawn to the state by its strong jobs market.

There are little or no running costs involved in buying and holding residential lots meaning that if you buy your lot for $9,990 today and then sell it in five years for a very realistic $20,000 (50% of their peak values) you would have seen a 100% gross return on your investment, or 20% annualised return.

With land you have a wide range of options for exiting your investment. You can choose to sell it to another investor, build on it and rent, sell it to a builder or even live there yourself.

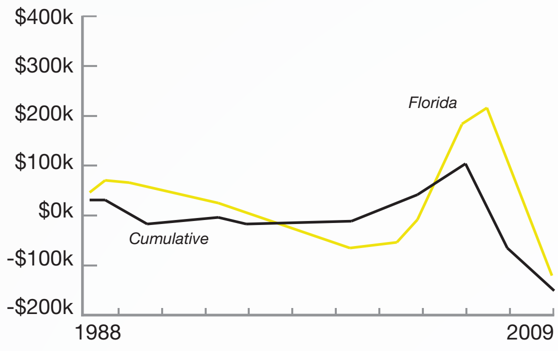
Land Price Cycle with estimated Recovery

Source: Syglass Limited



Lack of New Homes

Source: National Association of House Builders



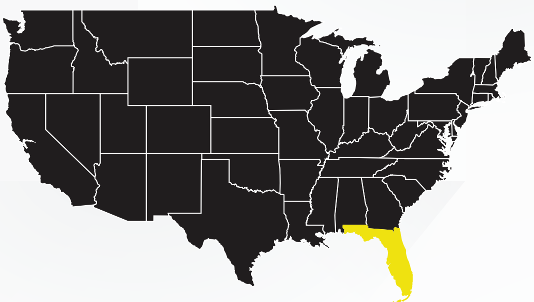
FLORIDA MARKET OVERVIEW

Florida, with over 300 days of sunshine, provides a fantastic all-year-round climate. With the Gulf of Mexico and the Atlantic coast just 150 miles apart, the ocean is easily accessible and contributes to an enviable lifestyle sought by a wide range of people across the US including job seekers looking to make the most of Florida's booming jobs market and baby boomers looking to retire. With an estimated 1,000 people a day moving to Florida, it rates as one of the top states for inward migration, ensuring population growth has been above the national average for the last two decades.

Following the property market crash of 2006 there was an abundance of foreclosed property selling at 50% of the actual build cost, which meant that by 2011 construction of new residential property had all but stopped. However, by 2013, with property inventories at an all-time low, property prices and land values began to rise with many areas seeing a 25% increase in the last year.

With an ever increasing population and interest from overseas investors looking to seize the opportunity to buy under-valued real estate and land in this desirable state, prices are set to continue rising. With major cities now built up to capacity, builders are looking to the larger metropolitan communities to develop to ensure enough homes for the state's burgeoning population.

> “By 2015 Florida will have overtaken New York to become the 3rd largest state in the USA with over 20 million people.



THE PROJECT

2010 Population Growth and Statistics	Florida	New York	United States
Total population	18,600,881	19,585,327	308,455,134
Square miles	53,926	47,213	N/A
Population density	345	415	87
Population change since 1990	44%	9%	24%
Population change since 2000	16%	3%	10%
Forecast population change by 2014	4%	2%	5%

Highest Decade Growth Rates, 100 Largest Metropolitan Areas, 1990-2010

Rank	1990-2000	Rate	2000-2010	Rate
1	Las Vegas-Paradise, NV	85.5	Las Vegas-Paradise, NV	41.8
2	McAllen-Edinburg-Mission, TX	48.5	Raleigh-Cary, NC	41.8
3	Austin-Round Rock, TX	47.7	Cape Coral-Fort Myers, FL	40.3
4	Raleigh-Cary, NC	47.3	Provo-Orem, UT	39.8
5	Boise City-Nampa, ID	45.4	Austin-Round Rock, TX	37.3
6	Phoenix-Mesa-Scottsdale, AZ	45.3	McAllen-Edinburg-Mission, TX	36.1
7	Provo-Orem, UT	39.9	Boise City-Nampa, ID	32.6
8	Atlanta-Sandy Springs-Marietta, GA	38.4	Charlotte-Gastonia-Concord, NC-SC	32.1
9	Orlando-Kissimmee, FL	34.3	Riverside-San Bernardino-Ontario, CA	29.8
10	Cape Coral-Fort Myers, FL	31.6	Orlando-Kissimmee, FL	29.8

Source: Author's analysis of US Decennial Censuses, 1980-2010

Lehigh Acres

Lehigh Acres is situated in the Fort Myers metropolitan area in Southwest Florida. Since 2000 the area has seen a dramatic 156% increase in population size, increasing from 33,430 to nearing 90,000 today.

In 2005/2006 land prices and construction boomed in Lehigh Acres which encouraged builders and developers to build large quantities of houses to keep up with demand. However, during the property crash, property and land in Lehigh Acres lost up to 90% of their peak values. However with the beginnings of a recovery now underway, demand for land and property in this highly desirable area is now beginning to increase again for a number of reasons:

- Despite recent increases in demand, land and property in Lehigh Acres remains undervalued
- Large corporates such as Hertz are moving their base of operations to the area. Hertz alone will be bringing 700 jobs to the area over the next 2 years. This increase in jobs increasing the level of demand for land and property nearby
- The nearby Immolkalee casino is rumoured to be planning to expand and build a large hotel which will further increase the number of local jobs and demand for local housing
- The Boston Red Sox have their Spring Training Camp nearby

With so many factors having a positive effect on land prices in the area, more and more people are moving fast to snap up the undervalued land and property which is current available to make the most of this very lucrative investment opportunity.

Quick facts

Since 2000 the areas has seen a dramatic 156% increase in population size, increasing from 33,430 to nearing 90,000 today

Land parcels are currently at an 80% discount from their peak prices in 2006

At their peak prices were in the region of $50,000

On each lot you have the benefit of being able to build a single family house in excess of 1,000 sq ft on

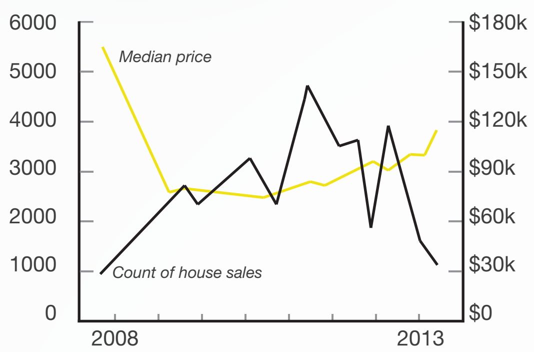
Rental of a 3 bed property in the area has gone from $750 – $950 in the last 6 months

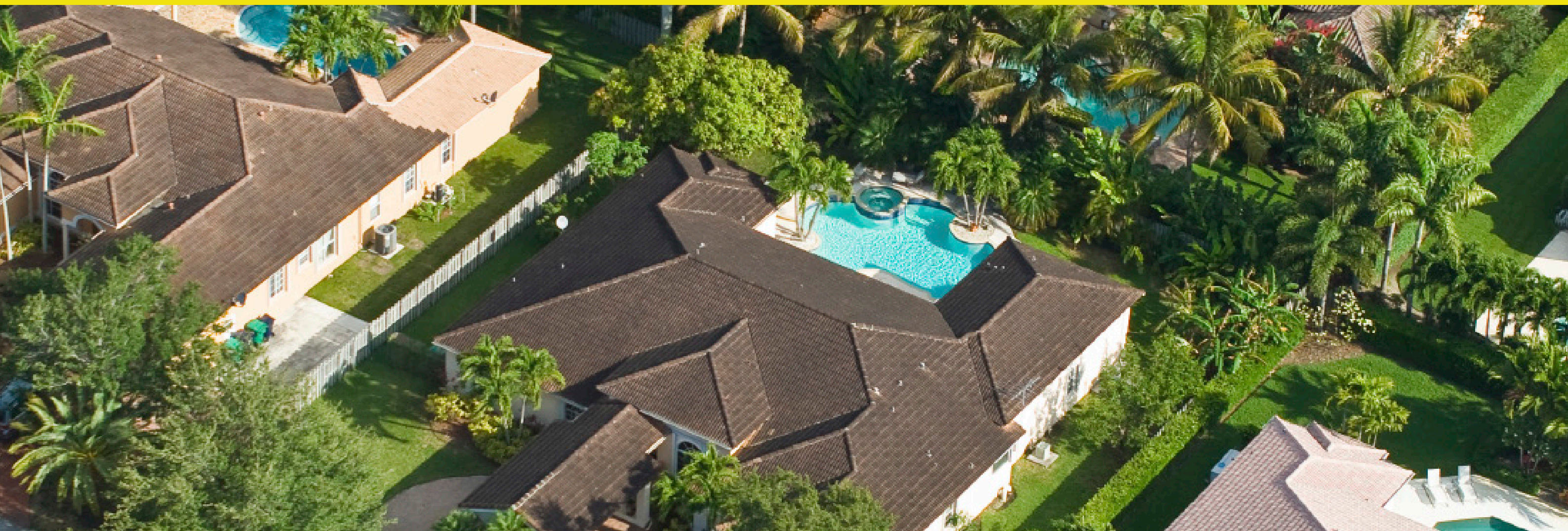
The average cost of renting a property in Lehigh Acres is $975 compared to only $970 in the state of Florida and $801 in the US

There is a strong jobs market in the area with unemployment in Lehigh Acres at 5.4% compared to a national average of 6.3%

Homes sales in Lehigh Acres, FL

Source: N/A





THE PROJECT

Cape Coral

Founded in 1957 Cape Coral is located on Florida's beautiful Gulf Coast and features over 400 miles of fresh and salt water canals. This made Cape Coral the city with the largest canal network in the world. Developed starting from the southern tip. At present around 80% of the south of Cape Coral has been developed with around 35% of residential land left to build on in the north of the city.

At the height of the property boom in 2006 demand for land in North Cape Coral was so high due to its unique location that prime lots were being sold as high as $500,000 per 10,000sq.ft. property and land in Cape Coral is now being sold at just 80% of their peak values. However with the beginnings of a recovery now underway, developers and builders are beginning to return to the area and demand for land and property is now beginning to increase again for a number of reasons:

- Cape Coral is a city unlike any other with incredible natural beauty.
- Crime rate in Cape Coral is at an all-time low
- Cape Coral is one of the fastest developing cities within the state of Florida
- Cape Coral has a booming tourism industry
- Cape Coral has been ranked as one of the top 10 fastest growing cities in the US every year since 2000. During which time the population has almost doubled from around 100,000 people in 2000 to almost 190,000 today

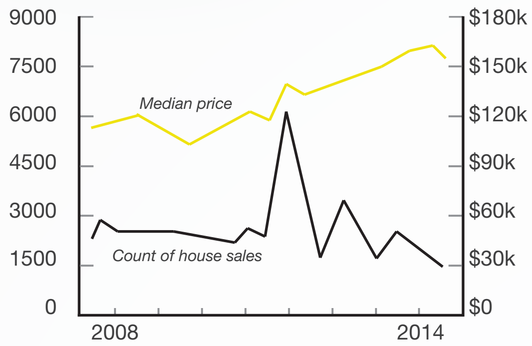
With so many factors having a positive effect on land prices in the area, more and more people are moving fast to snap up the undervalued land and property which is currently available to make the most of this very lucrative investment opportunity.

Quick facts

400 miles of fresh and saltwater canals make it the city with the largest canal network in the world
Cape Coral boasts 27 miles of stunning coast line
By area Cape Coral is the 2nd largest city in the state
Named one of the 10 best places to live in the US by Money Magazine in 2011
Voted the 3rd best place to retire in 2012
Land parcels are currently at a 80% discount from their peak prices in 2006
Each land parcel has the benefit of being able to build a single family house in excess of 1,000 sq ft on
The average cost of renting in Cape Coral is $998 per month compared to $970 in Florida and $801 in the US

Homes sales in Cape Coral, FL

Source: N/A



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LAND EXAMPLES

Lehigh Acres

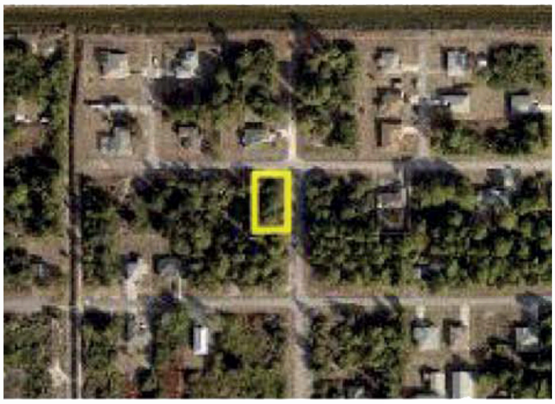
Each lot comes with planning permission to build a single family house in excess of 1,000 sq ft and as such can be easily connected to public utilities. This makes these lots more desirable for investors as it gives them the opportunity to either build on the lot themselves or sell to builders or developers in the future when demand for such lots has increased further.

> “Don’t wait to buy real estate, buy real estate and wait.
>
> — T. Harv Eker

Example Lot

Dimensions	80 x 135 sq ft
Area	10,800 sq ft
Peak 2006 value	$42,000
Purchase Price	$9,990

Land price	$9,990
20% deposit	$1,998
Estimated closing costs	$650
Balance to complete	$7,992
Total purchase price	**$10,640**



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LAND EXAMPLES

Cape Coral

Whatever your chosen exit strategy, holding a lot that comes with planning permission makes the land that much more desirable to builders, developers and investors when you decide to sell your lot and realise your profit.

Example Lot

Dimensions	80 x 125 sq ft
Area	10,000 sq ft
Peak 2006 value	$81,500
Cash Purchase from	$15,000

Purchase price	$15,000
20% deposit	$3,000
Estimated closing costs	$650
Balance to complete	$12,000
Total purchase price	**$15,650**

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PROPERTY EXAMPLES

South West Florida is a desirable area with a cosmopolitan mix of home owners, landlords and investors buying land and property in the area. The increasing demand for property (and therefore land) in the area is a large factor in the increasing returns seen by those who are purchasing land parcels, holding them and then realising a profit in the medium term. In addition it is allowing investors to take a more long term approach by building a property on the land and renting the property out.

With job creation booming in South West Florida, the rental market is very strong. The average cost of renting a property in South West Florida is $975 compared to only $970 in the state of Florida and $801 in the US.

Based on previous builds on similar land parcels, building a property in the area takes roughly 6 months on average with prices starting from around $149,950. For those interested in building a property on their land, there are a variety of options available.

PURCHASE PROCESS

We understand that you want your investment to be straight forward and hassle free. We've designed the purchase process to be efficient and secure. With our highly skilled team, we are on hand to manage the process for you at every step.

Real estate transactions in the US are covered by a highly transparent legal system. The conveyancing is handled by a US title company, the money paid is in escrow and you receive Title Insurance with your deed. This removes the possibility of any nasty shocks such as unpaid taxes or ownership issues.

Purchasing land is a simple 6 step process.

01 Choose your plot of land.

02 Sign and return the purchase agreement.

03 Transfer funds to US title companies escrow account

04 Receive closing pack, sign and return.

05 Title insurance will be prepared and issued.

06 Lot recorded and transfer title hard copy sent.

EXIT STRATEGY

In addition to offering a quick, simple and lucrative investment opportunity, we offer a great opportunity to realise significant profits even at conservative estimates.

Using a classic land strategy and purchasing when the market turns gives investors the opportunity to realise significant returns in the medium term.

We expect that within 3-5 years land prices and property prices in the South West Florida area will have recovered to 50% of their 2006 peak values. This means that between 3 to 5 years you could be realising as much as 100% return on your investment or 20% annualised, with little or no running costs.

Below are estimates of returns for conservative, likely and optimistic estimates.

Conservative

Lehigh Acres

Land price	$9,990
Total purchase price	$10,640
Estimated value in 3-5 years	$20,000
Estimated profit	**$9,360**

Cape Coral

Land price	$15,500
Total purchase price	$15,650
Estimated value in 3-5 years	$30,303
Estimated profit	**$14,653**

Likely

Lehigh Acres

Land price	$9,990
Total purchase price	$10,640
Estimated value in 3-5 years	$24,000
Estimated profit	**$13,360**

Cape Coral

Land price	$15,000
Total purchase price	$15,650
Estimated value in 3-5 years	$36,363
Estimated profit	**$20,713**

Optimistic

Lehigh Acres

Land price	$9,990
Total purchase price	$10,640
Estimated value in 3-5 years	$28,000
Estimated profit	**$17,360**

Cape Coral

Land price	$15,000
Total purchase price	$15,650
Estimated value in 3-5 years	$42,423
Estimated profit	**$26,773**

CONCLUSION

Due to a number of positive underlying factors, property and land prices in South West Florida are currently seeing a period of prolonged increase in value. Built on sound economic fact, investing in the region now offers great potential for a significant return on investment unlike most other property or land investment opportunities.

Buying land in South West Florida is an exciting investment opportunity that offers the opportunity to realise returns beyond that of ordinary investments. Investing with us means that you can be sure of a quick, hassle free investment with an extensive due-diligence process and market leading customer service.

- Lots at an 80% discount from their peak prices
- Hassle free investment opportunity
- Bespoke time proven due diligence process
- Simple and secure purchase process
- All funds transacted via bonded escrow account
- Lots are fully appraised and title is insured
- High demand due to area of incredible natural beauty
- High standard of customer service
- Booming job market
- Increasing population
- Multiple proven exits

To find out more about investing contact.

Telephone: +44 (0) 330 223 1114

Email: info@unitedpropertyconnect.com