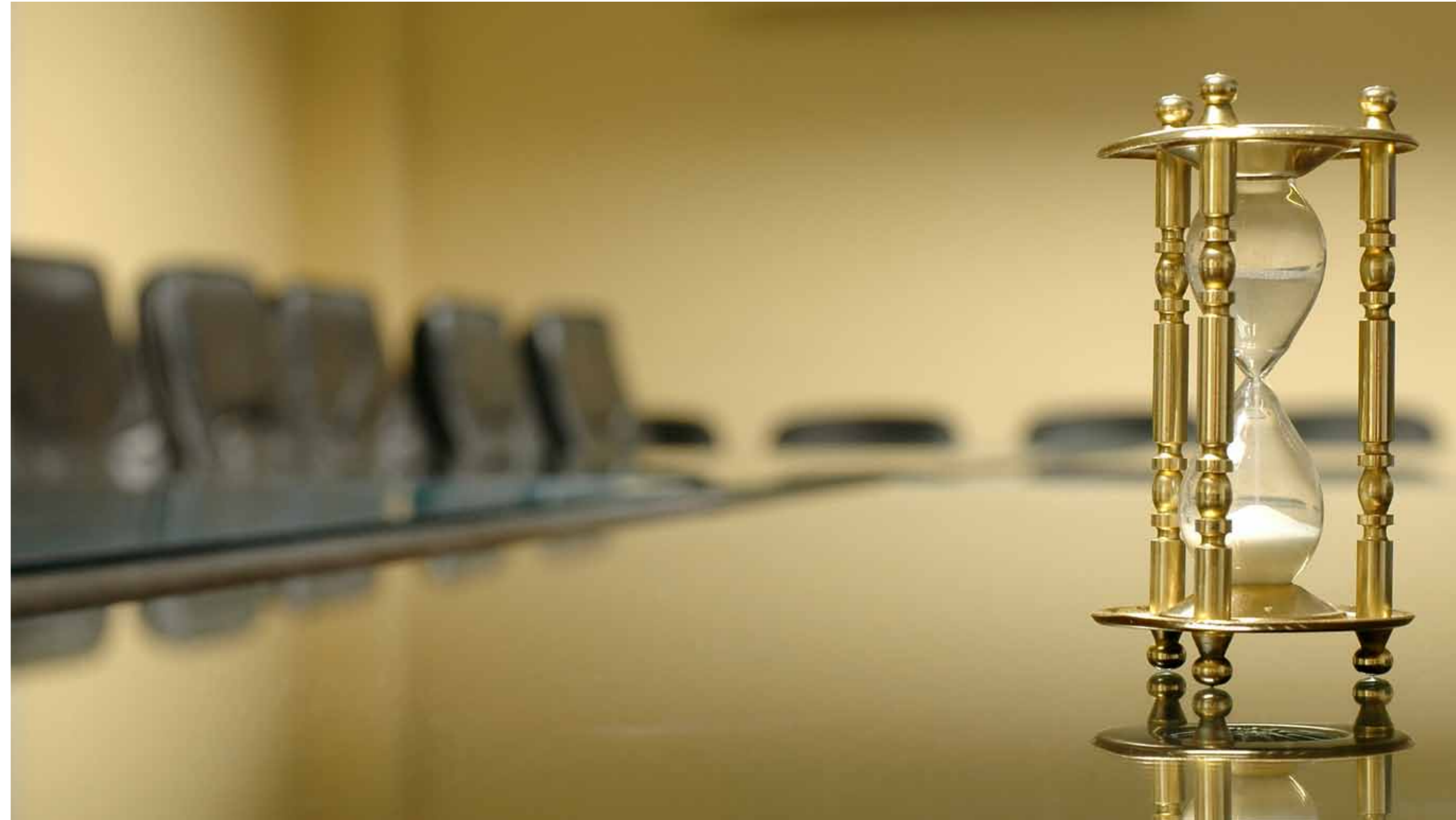




JOINT VENTURES

ADAVO

IT'S TIME FOR BUSINESS.



PRESTIGE

Adavo is a property investment partnership operating in the UK residential property sector. We offer some of the most stable investments available today across any asset class.

Our core strategy is simple. We buy at a discount, we renovate to add value and then rent room by room to maximize the monthly income. A sound, clean business model that is easy to understand.

At Adavo we strategically position our properties to lead the market. Our fully renovated, fully furnished houses are in the top 5% of the market and command 95% plus occupancy rates along with premium rents.

We use joint ventures to provide the financing for each purchase and renovation. In order to match the standard of the market leading properties Adavo delivers we have produced a simple, effective joint venture agreement that carries a level of security and return quite unparalleled in today's market.

Each joint venture partner holds all title deeds as well as the capital reserve. Adavo simply provides a turnkey property investment service.



7.5% RETURN PER PROJECT

The return for each joint venture is a simple split of the development profit in each deal. This equates to a 7.5% return per 6 month project of purchase, renovation and sale. The return is fixed and is paid at the end of each project.

Risk has been minimised at every stage of the investment design. The capital is held by the joint venture partner and is used to fund the purchase of a suitable property. Once purchased each house is solely owned by the joint venture partner which protects your entire investment.

Our average joint venture agreement has a 3 year term and entails 6 property cycles. The minimum investment amount is £100,000 with maximum amount being capped at £1 million.

Each joint venture allows us to capitalise on the opportunities in the market given the restriction of lending from banks and mortgage lenders.

All our joint ventures are 100% capital secured and each one comes with a full capital guarantee from Adavo Property.

We believe in being passionate about what you do. At Adavo we love property in all its shapes and sizes.

When you invest with Adavo, you are investing with people who care about the product we deliver and the service we provide. Our aim is simple - to be world class.

To us world class means efficiency, effectiveness and a designed customer experience from enquiry through to re-investment.

It also means offering the best products at the right time to the largest possible market which makes the business sustainable and secure. Our joint ventures epitomise this strategy.

PASSION



We are committed to excellence. Adavo is a process orientated business that drives standards through every part of our service. We have very exacting standards that aim to position us ahead of the competition both in returns, security and service level.

Our business is rooted on strong foundations. Years of experience have refined our business model to a point where we can consistently deliver results. We use each joint venture to capitalise on that talent.

Excellence to us at present is successfully providing steady, reliable returns. It is showing a clear, transparent investment processes and strong operational management of risk. We believe Adavo provides this service.

EXCELLENCE



One of the foundations of our investment model is to go where the demand is. The residential property market in the UK enjoys remarkably stable demand across many sectors. The lack of supply of new housing stock will likely see this demand for rental property increase over the next few years.

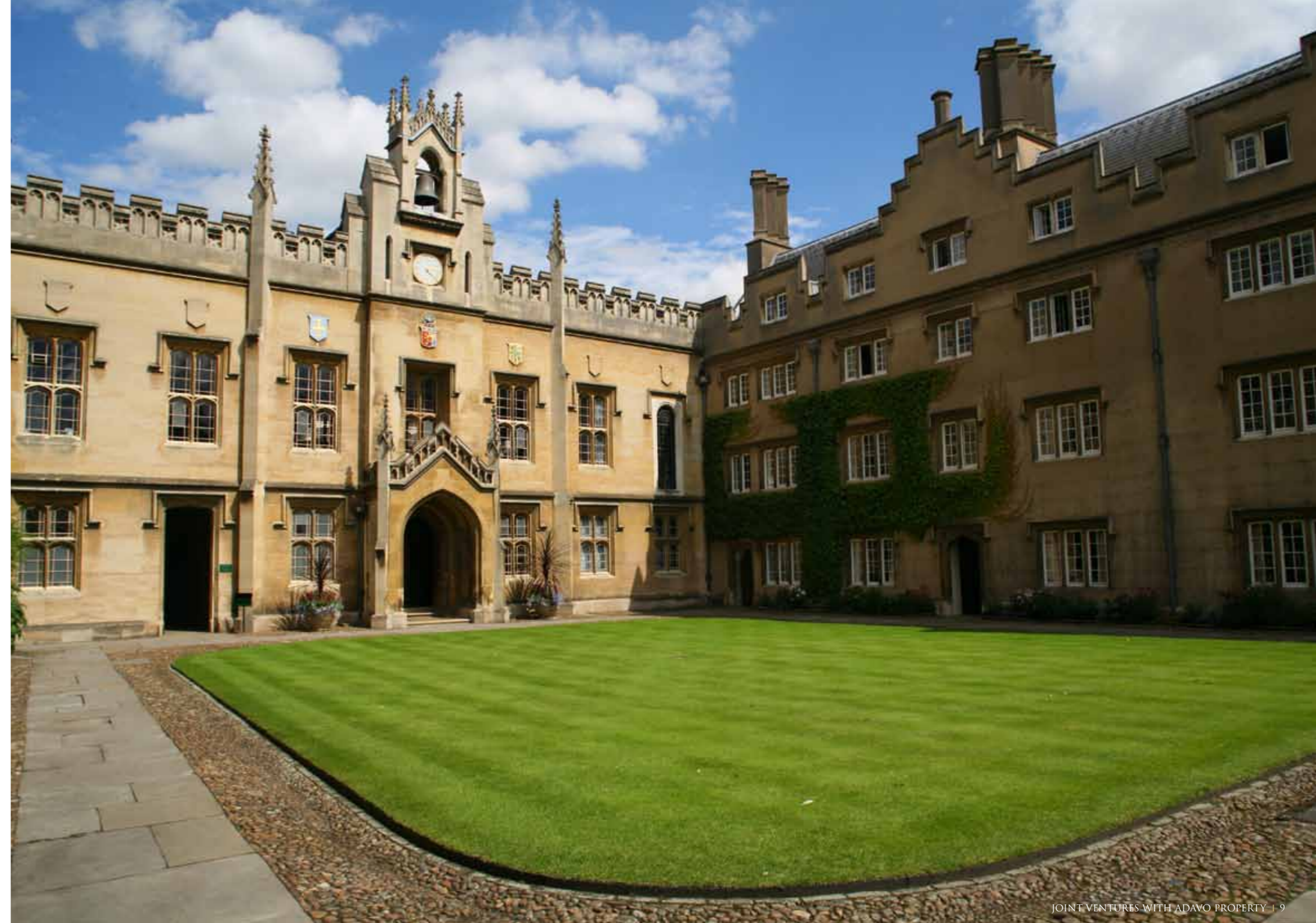
In niche areas demand from large scale employers, universities and hospitals further supports this high rental demand. There is a growing student population according to UCAS and this is expected to remain at a high level over the next decade.

The limited supply of land and sites restricts purpose-built student accommodation blocks and the government cannot finance large scale housing construction for key workers. With banks becoming ever more cautious in terms of their lending criteria there is a present and growing market opportunity for rental stock.

Add to this the fact we have a burgeoning under 35 population with little access to finance leaving rent as the only option to leave home and we have a solid case for stable demand underpinning our high yield, income-producing properties.



SUPPLY & DEMAND





Adavo is built on a foundation of service. You can expect the red carpet treatment for the entire term of your investment.

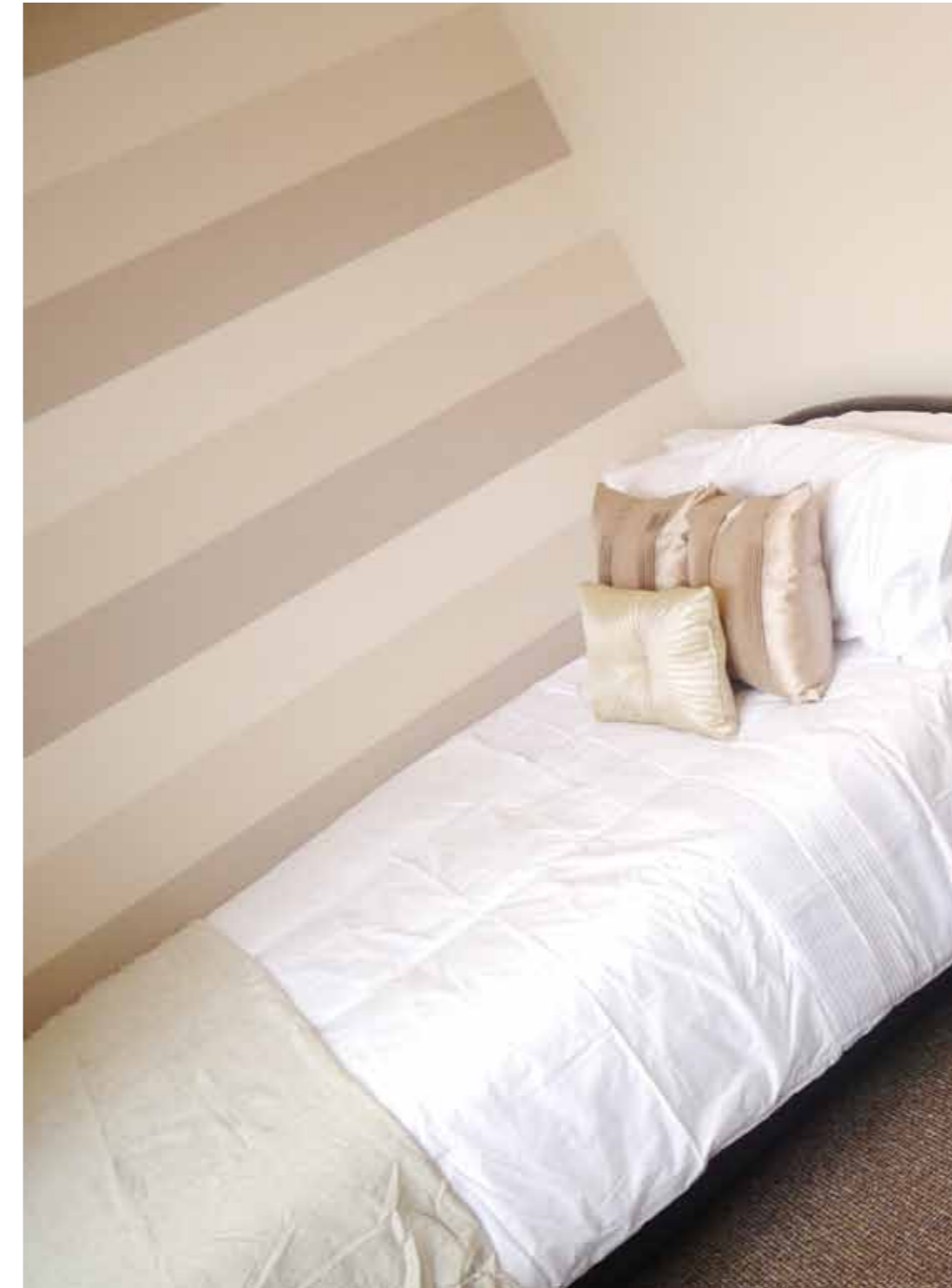
Our investments have been well designed and contain a level of service that can truly compete with the best in the world.

A dedicated member of staff will walk you through all the options available to you. You will have one point of contact who provides all the product knowledge, information, and documents to allow you to take an informed decision.

You are updated throughout your investment at key milestones which allows you to keep track of your investment and stay in control.

Every aspect of your needs are catered for. We want all our exclusive investor family to feel assured and confident. Our asset backed guarantee is part of that service.

WORLD CLASS SERVICE



TANGIBLE ASSETS

You have full sign-off for all capital and own the title deeds to all properties purchased. Each asset comes with a current valuation from the following reputable panels of RICS valuers:

- Knight Frank
- Savills
- E-surv
- Cushman & Wakefield

We believe investors can have confidence in the transparency and reliability of these firms. They are consistently vetted and all are current use by global corporations around the world and have been chosen due to their ability to provide a trustworthy service that can be relied upon.

All of the solicitors we engage are vetted by and accountable to the Law Society. We only select firms of the highest quality.



EXPECTED RETURNS

	3 YEAR £150,000 JOINT VENTURE	2 YEAR £300,000 JOINT VENTURE	3 YEAR £100,000 JOINT VENTURE
PROTECTION	SECURED & GUARANTEED	SECURED & GUARANTEED	SECURED & GUARANTEED
TERM	36 MONTHS	24 MONTHS	36 MONTHS
PURCHASE RANGE	£110,000-£125,000	2 PROPERTIES £110,000-£125,000	£70,000-£80,000
RENOVATION COST	£20,000-£30,000	2 RENOVATION COSTS £20,000-£30,000	£10,000-£20,000
CYCLE	6 MONTHS	6 MONTHS	6 MONTHS
NO. OF CYCLES	6 CYCLES	2 X 4 CYCLES	6 CYCLES
7.5% RETURN	£11,250 PER CYCLE	£22,500 PER CYCLE	£7,500 PER CYCLE
RETURN PAID	END OF EACH CYCLE	END OF EACH CYCLE	END OF EACH CYCLE
TAX STATUS	RETURN PAID GROSS	RETURN PAID GROSS	RETURN PAID GROSS

Our joint ventures are simple, transparent, and guaranteed.

Money is drawn down in accordance with the joint venture agreement. Capital is held and signed off by each partner which make the accounting trail clear and transparent.

The capital is solely used to fund the purchase & renovation of properties. The terms are outlined in the joint venture agreement ensuring full checks and balances are in place.

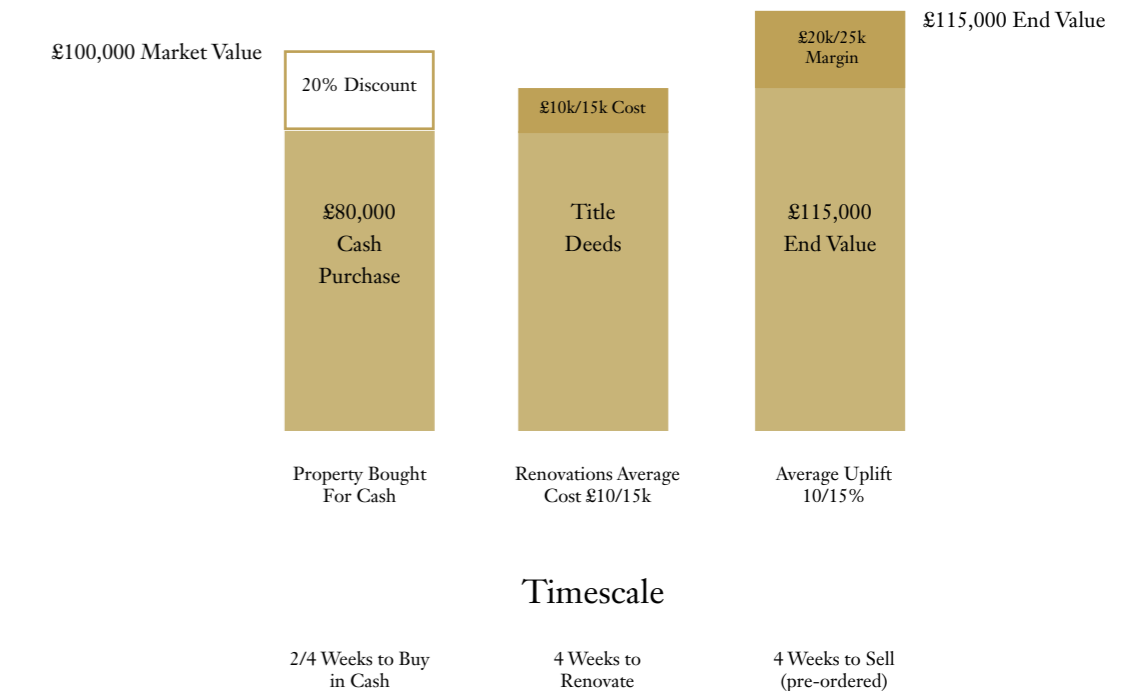
For all our joint ventures the property is owned outright by the JV partner who holds the title deeds. Adavo has a legal charge placed over each asset to secure our 7.5% stake in the equity of the deal. We then renovate the property (or properties) in line with our well established business model and standard specifications. This fundamentally increases the value of the asset.

Once complete each property is let and sold in accordance with our business plan. We have a large investor database and enjoy substantial interest in all our properties due to their high standard and multi-let income.

At the end of each cycle all original capital plus the return is paid out. It is then the choice of each partner as to whether you wish to re-invest or move on.



HOW IT WORKS



HOW SECURE IS GUARANTEED?

The most common question we are asked is “How protected is my money?” The protection we offer is exceptional and goes beyond any other company we have found to date. At its root is a simple question:

Can the UK property market drop more than 10% per month for more than three consecutive months?

The realistic answer is no. The residential market has never dropped 10% in one month in the history of any civilised country. The UK record for one month is 2.5% occurring in May 2008. Over 2009 the largest fall was 2.2% in July. The total fall over the credit crunch was around 20% in 24 months (going by an average of the major lenders reports over that period).

The UK property market is quite simply not liquid enough to move 30% in 3 months. That is why we guarantee our product 100%. Lehman Brothers taught us all to ‘never say never’ but that has to have foundations in reality. When the highest movement ever is 2.5% in one month, to assume it could quadruple and maintain that level for 3 months is beyond extreme pessimism.

We believe that this makes an Adavo joint venture one of the most secure investments on the market today. With the return fixed at 7.5% per project and a typical 2 projects per year, we also think the returns are market leading.



WHY 3 MONTHS?

We use each JV to finance the purchase and renovation of residential properties into high yield multi-let houses. We have an established forward order book and we are looking to grow this. We typically sell each house within a month from the completion of the renovation works. Properties that are well presented are currently selling inside three months across the UK supported by most major builders.

We generally buy at a 20% discount from the current RICS valuation, which means the asset you own is worth more than the money used to purchase it.



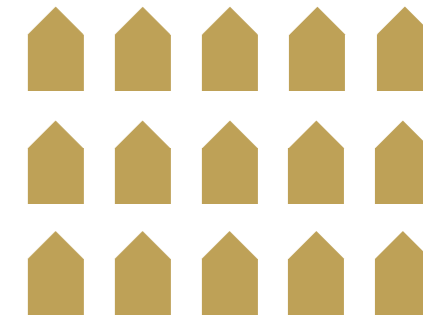
DISCOUNTED PURCHASE (EVIDENCED BY RICS VALUATION)

We then renovate the property to increase its value, which is supported by a current RICS valuation. This gives a further 10% cover.



VALUE INCREASED (EVIDENCED BY RICS VALUATION)

We then guarantee that if the market should drop faster than it has ever done before, we will use all our other profits and houses to guarantee any shortfall.



OTHER BUSINESS PROFITS AND PERSONAL ASSETS.

100% CAPITAL GUARANTEED

Many investments come with a £50,000 guarantee in the event of insolvency. As the minimum investment into Adavo is £100,000 that would only offer a 50% guarantee in this case. We do not regard that as good enough for a large investment - it certainly would not be good enough for our money. Our joint ventures are 100% asset backed which in turn supports a full capital guarantee. We then offer a director’s guarantee on top.

CURRENT RICS VALUATION

The foundation of the security is the debt free asset that you own which secures your investment in full. You will receive a RICS valuation stating the current value of the property to be purchased and the expected valuation once our renovations are complete. We also include in the joint venture structure that this asset will remain debt free which minimises monthly outgoings.

OUR GUARANTEE

By structuring the deal in this way, Adavo’s financial obligation effectively begins only after the market has dropped more than the discounted purchase and the added value from renovations (around 30%). We fulfil this through other profit streams in the business as well as our own personal assets. We offer full protection with real ‘hurt money’ on our side of the table, making sure we are in this together.



RECENT PRESS

22 JULY 2011 - Student digs graduate to new level

With record numbers of undergraduates, student accommodation is becoming one of the most interesting new sectors of the property market. As anxious parents watch their children face the challenge of university, many may be quietly looking at ways to invest in property and help out their offspring at the same time. The cost of renting a room always comes as a shock, prompting many to wonder if it would be cheaper in the long run to buy a property, set it up as a student let and watch the capital value grow.

Student digs have traditionally summoned up images reminiscent of artist Tracey Emin's unmade bed. Bicycles crowd the hallway, there are dirty coffee cups everywhere, sagging posters on the walls, tights drying on radiators. Now, however, student accommodation is becoming one of the most interesting new sectors of the property market.

You could say the time to buy has never been so good, with student numbers at an all-time high. **The Financial Times**

23 SEPTEMBER 2011 - Mortgage approvals at 15-month high

Approvals rise for fourth month in row with new landlords and remortgages boosting mortgage market.

The number of successful mortgage applications reached its highest level for 15 months in August with new landlords boosting the market, figures from the British Bankers' Association show. Mortgages approved for buying properties rose to 35,226 in August, up from 33,734 in July and 31,542 six months earlier. It is the fourth month in a row that approvals have risen, and the highest figure since May 2010. The number of remortgage approvals in August was also higher than in July and 10% higher than in August 2010.

BBA statistics director, David Dooks, commented: "The banks' new lending has ticked up in the past couple of months with higher buy-to-let demand ... although the general landscape is one of households not wanting to take on more borrowing and businesses waiting for trading conditions to improve." The average value of a mortgage taken out to buy a property was £145,000 – 1% higher than a year earlier but down from July's £151,500. **The Guardian**

HEADLINES

12 JANUARY 2011: Buy-to-let: Rents are rising and so is demand. **The Telegraph**

11 FEBRUARY 2011: The UK's student accommodation market has emerged as a key asset class. **Knight Frank**

19 JUNE 2011: The buy-to-let boom is back as lenders return. **The Independent**

17 JULY 2011: Cash in as rents hit all time high. **The Sunday Times**

04 SEPTEMBER 2011: Boost for buy-to-let as borrowing limits ease. **The Times**

ENQUIRY FORM



IF YOU ARE INTERESTED IN INVESTING IN A JOINT VENTURE PLEASE FILL OUT THE FORM AND AN ADAVO REPRESENTATIVE WILL CALL TO CONFIRM RECEIPT OF YOUR ENQUIRY.

CLICK THE 'SUBMIT' BUTTON TO SEND THIS FORM VIA EMAIL TO ENQUIRES@ADAVO.CO.UK. ALTERNATIVELY PLEASE ADDRESS ALL WRITTEN ENQUIRY FORMS TO ADAVO PROPERTY LLP, Q16, QUORUM BUSINESS PARK, BENTON LANE, NEWCASTLE UPON TYNE, NE12 8BX. YOU CAN ALSO FAX YOUR ENQUIRY TO 0845 519 3249.

NAME:

COMPANY:

ADDRESS:

CITY:

POSTCODE:

EMAIL:

CONFIRM EMAIL:

DAYTIME PHONE:

EVENING PHONE:

TOTAL AMOUNT TO INVEST:

CASH PRESENTLY AVAILABLE:

TARGET INVESTMENT DATE:

HOW DID YOU FIND OUT ABOUT ADAVO?
FRIEND TV RADIO FT
GOOGLE YAHOO MSN OTHER

COMMENT:

FAX BACK: 0845 519 3249

CLICK TO SUBMIT



COMMITMENT

DISCIPLINE

EXCELLENCE

STRENGTH

HABIT

FAITH

PASSION

PERFORMANCE

INTEGRITY

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