



SEVENTY
NINTH™
GLOBAL
BROKERAGE



Growth. Redefined.



Chairman, Dave Webster
Managing Director, Jake Webster
Investment Director, Curtis Webster



IVY HOUSE, SCARISBRICK
United Kingdom

Type: Residential

Size: 2 Luxury Dwellings

Gross Development Value: £2,100,000.00

Description:

Refurbishment and Development of two luxury dwellings in Scarisbrick.

Completion Date: Quarter Four 2022

OUR STORY

First entering the UK property sector in 1985, Dave Webster built a portfolio of over 700 properties, naming him one of the **UK's largest private landlords**.

An **award-winning** asset management company with entrepreneurial spirit.

We are experts in the acquisition and development of undervalued assets in times of economic uncertainty by working alongside our partners and investors to create exciting investment opportunities.

Our first principle is compliance and expertise in the sectors we work in to reduce risk for all we work with.





Loan Note Structure and Features

WHAT IS A LOAN NOTE?

A contractual obligation between the investor and The 79th Group. Funds are lent for the acquisition and development of target our assets.

At the outset, we set establish:

- When we will repay the money i.e **the terms of the investment**
- How much interest we will pay over that term i.e **the return on investment**
- And, on what days we pay the interest i.e. **the interest payment schedule**



WHAT IS THE SECURITY?

Loan Note holders get the same security as a bank would – a **first charge**.

HOW IS THE SECURITY MANAGED?

The security is overseen and managed by a **fully-regulated Security Trustee** that has the power to liquidate our assets on behalf of investors.

This right is held at Companies House.

T&T TRUSTEES LIMITED

T&T Trustees Limited is a highly trusted and proven track record in the provision of professional trust services to clients worldwide. An established professional provider of company management and trust services from Gibraltar for over **30 years**.

Founded on strong values of family, tradition, loyalty and excellence, to provide solutions to clients worldwide. We share those values, and they provide the foundation for our success.

T & T is licensed and **regulated by the Gibraltar Financial Services Commission (GFSC)**.

T & T
MANAGEMENT SERVICES LIMITED

LOAN NOTES: FEATURES



KIRKLAKE ROAD, FORMBY.

Gross Development Value (GDV) 8,500,000 GBP.

- The term of the Loan Note is typically **1-2 years**.
- Income is **fixed** and paid periodically,
- The currency exposure is fixed (or **hedged**)- denominated in GBP, USD, and EUR.
- The underlying assets are fixed (**asset-backed**).
- The Loan Note security is fixed by way of **first charge**.
- **Security Trustees**, regulated entities, are external entities which oversees the security for the investor.
- **Zero fees** for the investor meaning 100% allocation of capital.

94% of our investors reinvest with us after the term of their investment.

Why do we use Loan Notes

CASE STUDY: THE OLD WORKHOUSE, HEXHAM

DEVELOPMENT: The Old Workhouse, Hexham

ASKING PRICE: £1,900,000.00 GBP **PURCHASE**

PRICE: £975,000.00 GBP

DATE OF EXCHANGE: 24th December 2021

MARKET DISCOUNT: 49%

GROSS DEVELOPMENT VALUE: £10,000,000.00 GBP

GROSS % RETURN: 1,000% +





HOW DO WE ACHIEVE DISCOUNTS?

- Loan Notes or private finance give us an agility and speed not afforded by bank finance.
- This enables us to acquire lucrative assets at significant discounts.



Returns & Offerings

OUR OFFERINGS

Over 27 currencies accepted for investments, including GBP, EUR and USD.



LL5 HOLIDAY PARK BOND

HIGHLIGHTS:

12%-35% Returns 1
or 2-Year Terms
Monthly or Biannual Returns 27
Currencies Accepted
37,500,000 GBP Raise



CM3 MULTI-ASSET BOND

HIGHLIGHTS:

12% - 17% Returns
1 Year Term
Monthly, Biannual, and Annual Returns 27
Currencies Accepted
25,000,000 GBP Raise



RS3 MULTI-ASSET BOND

HIGHLIGHTS:

12% - 18% Returns
1 Year Term
Quarterly, Biannual, and Annual Returns 27
Currencies Accepted
100,000,000 EUR Raise



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COMPANY UPDATE



Luxury Living Five (LL5): Latest Acquisition



Gross Development Value (GDV) 275,000,000 GBP.

- 300-acre development
- Purchase Price: 8,000,000 GBP
- Current Valuation in excess of 14,000,000 GBP
- Gross Development Value (GDV): 275,000,000 GBP
- Facilities: nature reserve, private beaches, residential assets, historic buildings.
- Plans for development:
 - 600 luxury lodges and modular built properties, with all year around holiday use, pool, water sports, 2 beach-side restaurants, luxury spa and various other retail, and bar/catering facilities.

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Luxury Living Five

PROPOSED MASTER PLAN



Commercial Three (CM3): Latest Acquisition



Placeholder Image, Exchanged: 8th April 2024

- Location: **Warrington, UK** on the M56/M6 corridor with nearby rail and air transport links
- Size: **61,000 sq. ft. of office space.**
- Vendor: Currently an office owned by a UK high street bank.
- Project Plan: The property will be converted into **126 offices**, designed for small & medium sized businesses. Seventy Ninth Group will retain the freehold management of the offices.
- Purchase price: **£2.3m**
- Current Valuation: **£3.6m** before any equity uplift or refurbishment - following refurbishment,
- Gross Development Value (GDV): **£10.1m**

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Product Launches

New Loan Note



Luxury Living Six (LL6)

**LAUNCHING:
APRIL 2024**

Equity Offering

FEATURES:

1. Fully regulated by the **Gibraltar Financial Services Commission**
2. Asset Class: Private Equity, Real Estate
3. Hurdle Rate/Target Return: 8% per annum over a 5 year recommended holding period.
4. Investment Strategy:
5. Minimum Investment: 1,000 GBP

Available on:

