

"Everybody knows that in cities like New York, San Francisco and Los Angeles, the rent is too high. But turns out it's even higher in Williston, North Dakota."

- Time.com



Transhudson Apartments - Williston Heights

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About

THE DEVELOPER

North Dakota Developments LLC are a specialist commercial and residential property developer, building quality accommodation for the oil and service sector. Their main objective is simple: to provide the highest quality accommodation solution whilst considering the wants, needs and budgets of the workers.

For them, their reputation is of paramount importance and something they never compromise on. Their clients and customers always receive the best customer care and product. They are currently undertaking developments in and around oil fields in the USA, to provide superior lodges, hotels and apartments for oil and gas industry workers, as well as those in the service sector, for both short and long-term rental basis.

Their project successes to date include the four high quality Great American Lodge (GAL) sites and their first amongst the Transhudson family; Transhudson Hotel - Parshall. All sites are located in high demand areas in the Bakken Formation.

GAL Watford West saw phase 1 open in late 2013 with 216 rooms, phase 2 in May 2014 with 240. GAL Trenton offers 343 rooms under management, Montana with 300 and Watford West phase 3 site will have 237 rooms. Montana and Watford West phase 3 are in progress. Great American Lodge Watford East, rounds off an already fantastic portfolio of lodge focused accommodation. Looking to fulfil another need within the market, North Dakota Developments have introduced a multi-story hotel development; Transhudson Hotel - Parshall, providing guests with the highest standard suites, recreational facilities and an extensive restaurant.

Constantly improving, their newest venture of Transhudson Apartments - Williston Heights, presents luxury residences in Williston, North Dakota. The city of Williston boasts the most expensive rental market in the USA, and with amazing growth and infrastructure, the investment provides a logical location for high quality luxury apartments.



NORTH DAKOTA DEVELOPMENT'S PROJECTS:

WILLISTON HEIGHTS

MONTANA

TRENTON

WATFORD WEST

WATFORD EAST

PARSHALL

NORTH DAKOTA'S OIL INDUSTRY

As the world's largest consumer of oil, the USA is in an incredibly fortunate position to have discovered one of the largest oilfields ever, known as the Bakken Shale Formation. This is new, current and causing waves across the USA as engineers, oil workers and laborers flood to the area in search of jobs and opportunities. The oil boom in North Dakota is allowing them to defy the laws of economics during the current climate.

North Dakota remains to be one of the only five US States to have achieved a production output of one million barrels of oil per day, now second only to Texas, contributing \$50 million to the local economy daily.

The state has made sure they have future proofed this economic boost so generations to come can continue to feel the benefits. The North Dakota Legacy Fund has been set up

with this in mind to help protect North Dakota's future. Taking 30% of the taxes generated from the oil revenue in the region, this fund is expected to reach a staggering \$5 billion by 2017. These funds can then be siphoned out to help the State.

Another change that can be evidently seen is the constant growth, both in population and employment. North Dakota is the US State with the largest percentage in population growth since 2011 and has the lowest rate of unemployment (0.4%) in the US and is well ahead of the national average of 6.6% for the same month.

The Bakken Formation

SHALE OIL REVOLUTION

The Bakken Formation is causing a stir across the world and has been featured by *CNN*, *National Geographic*, *Time magazine*, *BBC* and the *Wall Street Journal*. Its impact upon the State of North Dakota, parts of South Dakota, and Montana, has been immense, totally transforming the local economy.

With larger oil reserves than Saudi Arabia and the UAE combined, the pressures from this rapid growth are evident. According to recent reports, there could be as much as 24 billion barrels of oil in the Bakken Formation, more than double the amount originally thought.

As a result of this incredible prosperity, counties located within the Bakken Formation have the lowest unemployment rate in the USA, with less than 1% in some locations. Naturally, land prices are rising dramatically.

Currently, only a tiny fraction of the rising 45,000 oil and gas industry workers have suitable accommodation. Many are in substandard and cramped accommodation or are sleeping in their cars, tents or trailer parks. The Bakken Formation's location, just below Canada, means the weather can be extremely cold. This can create health and safety issues for the multinational oil companies looking to ensure the health and welfare of their staff.

The situation creates an incredible, untapped opportunity to provide accommodation for the thousands of cash-rich workers struggling to find somewhere to live. This is where North Dakota Developments comes in.

Their extensive portfolio of workforce lodges and hotels located within the Bakken Formation region, are already making a significant impact.

"North Dakota now produces more oil than any state besides Texas... its thousands of newcomers have caused astronomical jumps in rent"

- Mark Byrnes
Atlantic City Lab

"The small city of Williston, N.D., was once a sleepy farm town - until oil companies discovered ways to tap the vast Bakken formation believed to hold as many as 24 billion barrels of oil."

- CNN Money

History

DEVELOPER TIMELINE

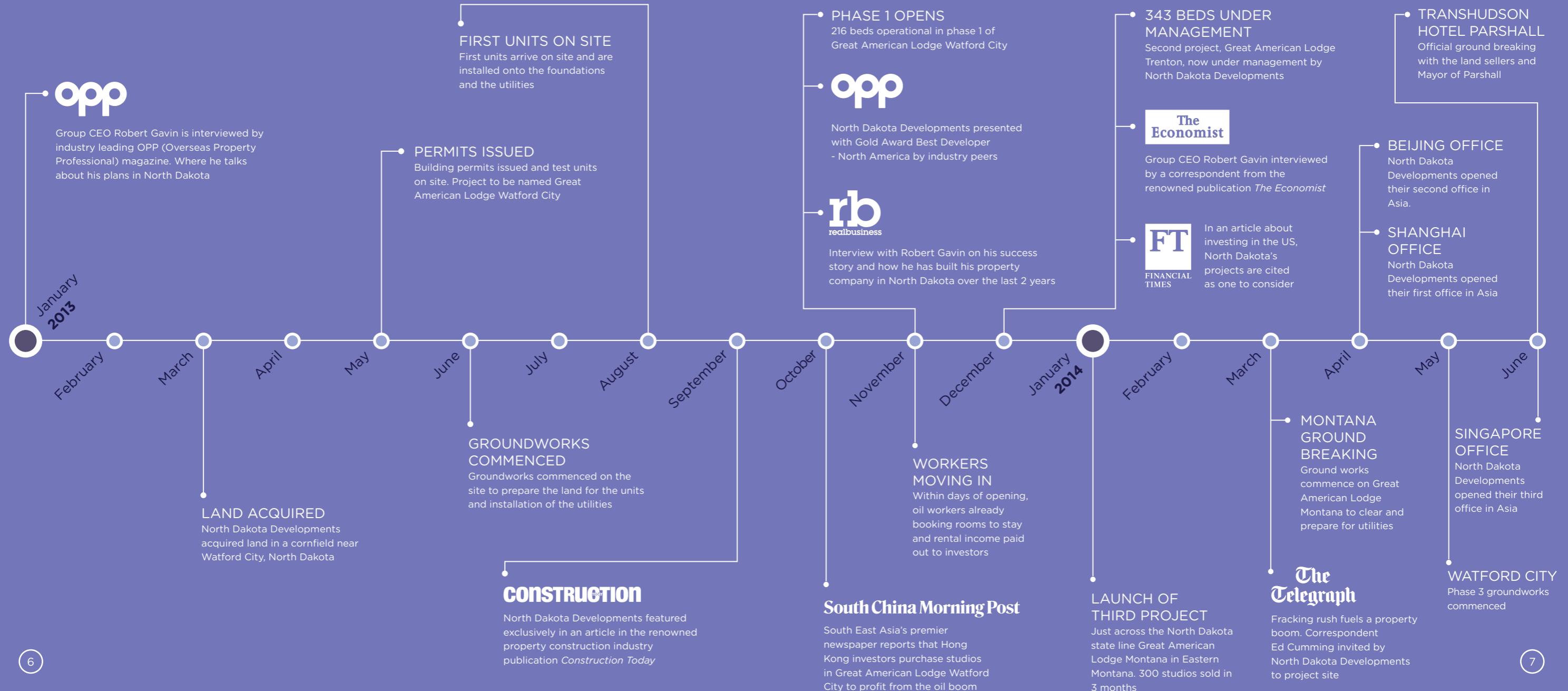
North Dakota Developments are an award winning company, receiving the Gold award from OPP (the leading overseas property publication) for the Best Developer in North America 2013, as well as featuring in high end media such as The Economist.

They experienced significant success in 2013 which has continued at pace into 2014.

The developer has four Great American Lodge sites in total; Watford West, Watford East, Montana and Trenton, and one Transhudson site in Parshall. To provide an idea of the scale of work involved, GAL Watford West started as a highway fronting cornfield with no utilities. It was then transformed into a fully serviced executive housing development, including all infrastructure and utilities.

In the summer of 2014, the developer decided to begin a fresh and exciting venture through a new project: multi-story hotels. This project, named Transhudson Hotels, saw them provide the same high quality accommodation as seen in previous developments.

Now presenting Transhudson Apartments - Williston heights, North Dakota Developments continue their aim to provide an array of oil worker accommodation to suit all needs and budgets, as well as maintaining their ethos for high quality and tenant focused products.



Williston

THE HUB OF THE BAKKEN

The boomtown of the USA, Williston shows why the oil play in North Dakota is creating a rapid growth in the State's economy. With the surge in oil and gas industry workers to the area, has come an array of vast changes to Williston, including huge increases to the cost of land, labor, materials and property. With a massive undersupply of housing in the town, oil and gas industry workers are having to resort to below standard accommodation choices.

The population of Williston is growing at an unprecedented rate, and due to the oil boom,

quality housing is in huge demand for the thousands of people living and working there.

According to the United States Census Bureau, Williston is the fastest growing city in the US, achieving a population increase of 29% between 2011 and 2013, which contrasts to the US increase of just 1%.

Williams County have now banned the development of temporary housing. This has increased the demand for conventional

accommodation in Williston. In 2014, Williston's airport launched a direct route from the busy hub of Houston, Texas, making North Dakota's 'Boomtown' much more accessible and the need for housing even more important.

Passenger arrivals to the area, which are anticipated to reach 85,000 this year, have been forecast to increase to between 150,000 and 300,000 in the years ahead. This has prompted the local authorities to sanction the construction of a new, and much larger, international airport as the existing one would

not be able to cope with the increase in passenger numbers.

Williston boasts the most expensive rental market in the USA, meaning that any accommodation option can command very high rental amounts, with many not following through on the quality the workers demand. North Dakota Developments look to deliver the need for high standard, value for money accommodation that not only ticks a box, but fulfills the niche for high-end apartments in Williston.



Tranhudson Apartments

WILLISTON HEIGHTS

With demand for housing far outstripping supply, Williston has the highest rents in the USA, even more so than Manhattan, New York City. Some workers are forced to live in cars and tents through dangerously low temperatures. Those that are lucky enough to have accommodation, are living in insufficient, small rooms with shared basic facilities.

To help solve this issue, North Dakota Developments are introducing the next addition to their Tranhudson family, Tranhudson Apartments - Williston Heights.

This will bring something completely new and unique to the market and not only fulfil the basic needs of the workers, but also provide

a high quality, comfortable living space with extensive features and amenities.

The low density three storey, residential apartment project will consist of 570 luxury apartments, over 16 buildings, situated on 19 acres of land with a generous 43% of the space given over to recreational and green spaces.

In order to provide a mix of rental and owner occupied apartments, only apartments from 12 of the buildings will be sold, the rest will be retained by the developer.

For further peace of mind for tenants, the developer has invested in a smart key card entrance for each building, ensuring extra security.

North Dakota Developments are yet again continuing to exceed expectations. They achieve this by creating quality homes incorporated with a vast range of amenities.

Amenities include:

- State of the art clubhouse with excellent facilities
- Fully equipped gym with the latest technology
- Half sized basketball court
- Volley ball courts

- TV/games area
- BBQ spaces for each of the 4 complexes
- Laundry facilities
- Playground
- Walking trail
- 852 parking spaces (200 of which are 'tuck under' spaces)
- 74 oversized garages (288 sqft)
- On-site maintenance
- Gardening and landscaping

Investors will have the choice between purchasing a furnished or un-furnished apartment, as well as different parking upgrades.



Apartments will be modular built, meaning each unit will have its own individual floor, wall and ceiling. This will create excellent insulation, sound proofing and will keep heating bills to a minimum; all very important to ensure maximum tenant comfort and maximizing capital appreciation.

Studio Apartments

WILLISTON HEIGHTS

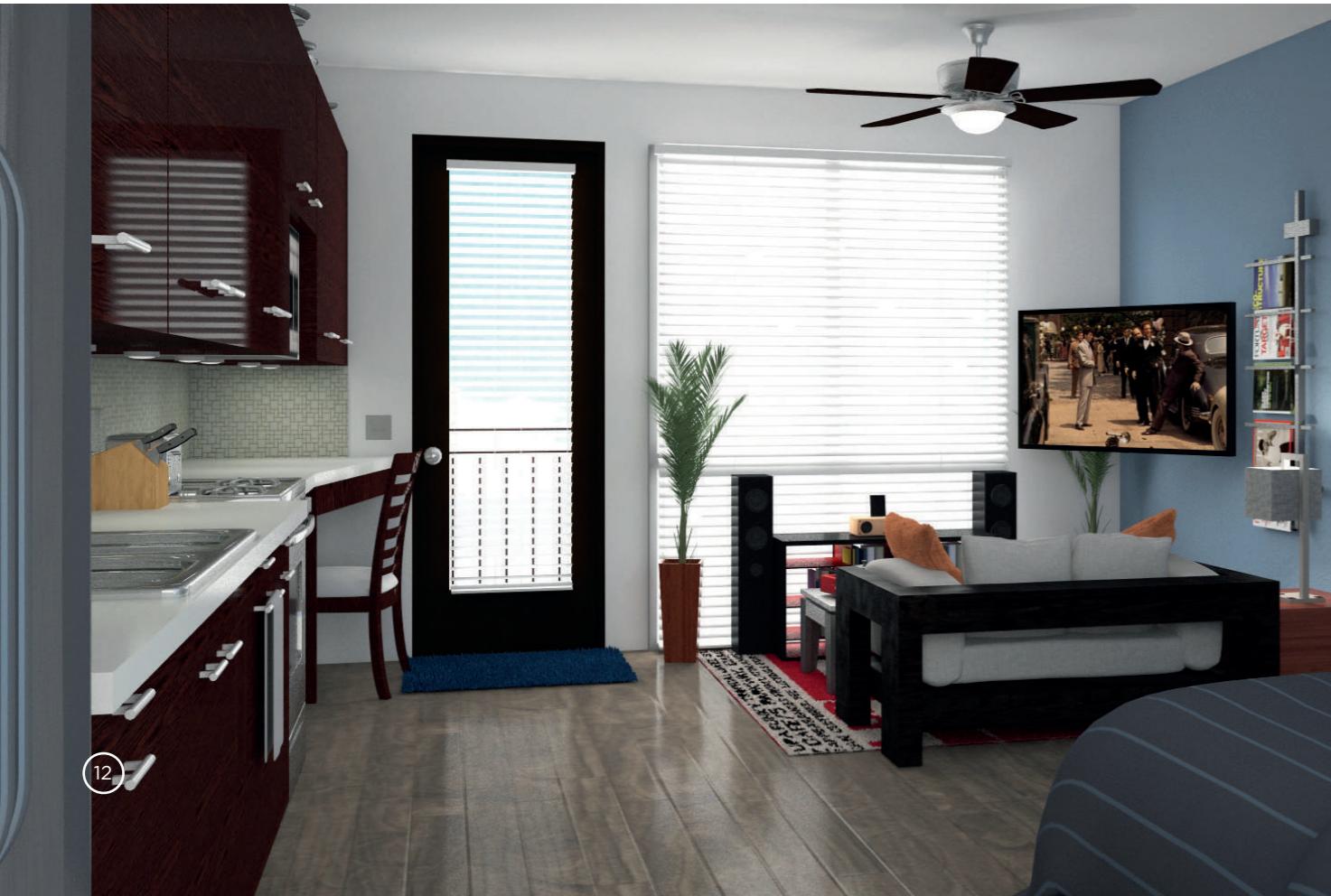
The Transhudson Studios deliver high quality accommodation in more than 450 sq ft of spacious, private lodgings. For single workers who want privacy or who are on a budget, these highly functional and incredibly spacious studios are a perfect choice. The large kitchen area allows tenants to personalize their space to suit their needs.

These generously proportioned, open-plan studios, as large as one bedroom apartments in many other countries, are available as either fully-furnished or unfurnished and have everything workers need. Each studio will have fibre optic connections for high speed internet, a TV, separate bathroom and storage area, and will boast high ceilings and full length windows creating these bright studios.

All studios that are fully furnished include the following:

- Open Plan Bedroom/Living/Kitchen Area
- Double Bed with Storage Underneath
- Quality Bed Linen, Mattress and Pillows
- Fridge Freezer*
- Integrated Oven and Hob*
- Coffee Machine
- Kettle
- Microwave
- Coffee Table and Rug
- Large Flat Screen Television with Satellite TV
- Washing Machine and Dryer*
- Bath/Shower Combination
- Sofa and Reclining Chair
- Dining Table and Chairs
- Full Cutlery and Crockery Set
- Painting, Artwork, Lamps and Soft Lighting

*Included as standard on un-furnished apartments



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THE OPPORTUNITY

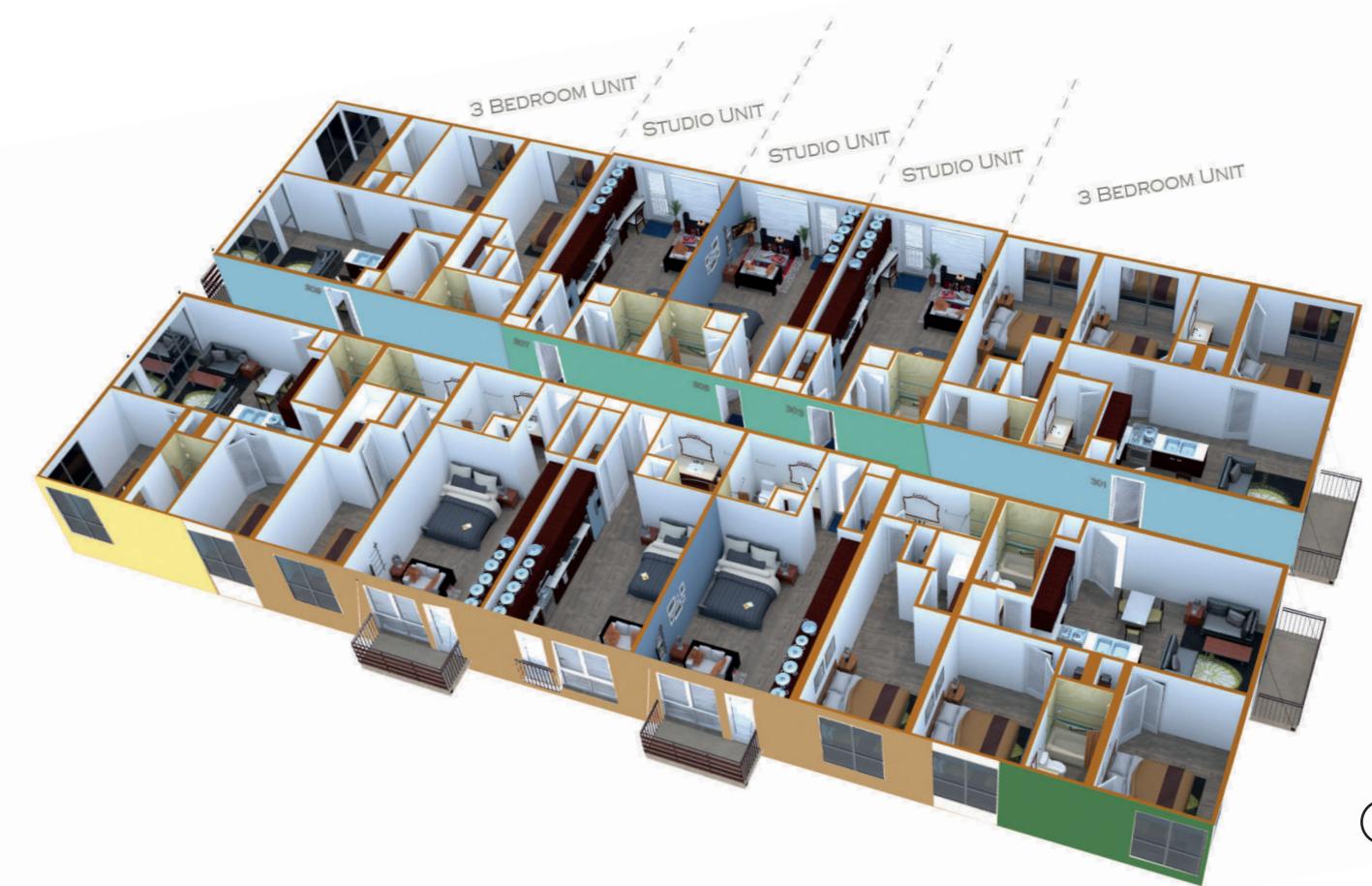
- Rental income 55% assured over 5 years (dependent on the management company)
- Massive capital growth over 21% p.a. in recent years
- Projected capital growth of 16% p.a.
- Historical capital growth of 21% p.a.
- If sold after 5 years expected return of 165% which is equivalent to 33% per annum
- Luxury apartments with full title deed in 'Boom Town USA'

- For a limited time, the developer will offer an assured return equivalent to 5% of deposited funds released from escrow during the construction phase of the development.*
- Massive undersupply of apartments in Williston
- Strong rental market (more expensive than Manhattan per sqft)
- Continued population and job growth in Williston

*This offer is subject to terms and conditions and is paid as a rebate.

"Williston, North Dakota, an oil town that's seen explosive growth in the last few years, was the most expensive place in the country to rent."

- ApartmentGuide.com



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Studio Apartments

EXPLANATION OF FINANCIALS

In order to purchase an apartment at Transhudson Apartments - Williston Heights, a booking fee is required to hold the unit and a parking space is also required to be purchased. A title deed is issued for each. Once the apartment is operational (first complex due to open end of 2015) providing you choose NDD Property Management to lease your apartment, a five year fixed income assurance is payable equivalent to 11% net per annum (only property tax is payable annually).

To purchase the apartment unfurnished, a discount of \$11,995 is applied and if you choose NDD Property Management as your tenant they will pay an equivalent of 10.5% per annum over 5 years.

A premium is paid by tenants for a furnished apartment, especially ones furnished to

the specification provided by Transhudson Apartments Williston Heights, as the main tenants will be oil and service sector workers moving to the state who will want everything provided for them.

Overall, Transhudson Apartments Williston Heights will attract a mix of tenants who will want furnished or unfurnished apartments and therefore, the developer is offering the purchaser these options.

One of the advantages of purchasing an apartment in a booming city like Williston, is the huge potential for capital growth on the purchase price. We have provided three projections which give an indication of the possible returns, subject to normal market conditions.

PARKING UPGRADES

Land prices are high in Williston and are showing huge price growth. With public transport almost non-existent in Williston, use of automobiles is essential, therefore every apartment is sold with a dedicated parking space. Optional parking upgrades are available in place of the standard parking space.

Tucked under parking spaces - \$28,950

An introductory discounted price of \$24,950 when purchased with an apartment. Separate title deed issued. The total income p.a. for 5 years will be elevated to \$18,358, remaining at 11% yield p.a. in the case of a furnished apartment.

This choice of parking will provide protection in the winter, hence why a premium is paid for this.

Oversized garage - \$39,950

An introductory discounted price of \$34,950 when purchased with an apartment. Separate title deed issued. The total income p.a. for 5 years will be elevated to \$19,458, remaining at 11% yield p.a. in the case of a furnished apartment.

This choice of parking provides a secure 288 sqft of space. These are rare in the area and demand a significant premium from tenants.

EXIT STRATEGY

With full title ownership of a luxury apartment in short supply, the following exit strategies are available:

- Hold long term and enjoy strong rental yields

- Resell the apartment with its rental track record to another investor
- Sell the apartment to an owner occupier
- Refinance the apartment to draw down the increased equity (subject to lender and status)

Studio Financials

PURCHASE DETAILS

	FURNISHED	UN-FURNISHED
Apartment Price	\$144,945	\$132,950
Parking (incl. of \$2k discount)	\$17,995	\$17,995
Actual Purchase Price	\$162,940	\$150,945
Booking Fee	\$2,950	\$2,950
Legal and Buying Costs	\$5,750	\$5,750
Total income per year for five years*	\$17,916	\$15,855
Assured Net Yield per year **	11.00%	10.50%
Total assured income over five years	\$89,581	\$79,275

The above financials relate to a Studio Apartment on the first level without a balcony

PROJECTED CAPITAL GROWTH

	PESSIMISTIC (11% pa)	CONSERVATIVE (16%pa)	HISTORICAL (21%pa)
Capital growth over 5 years	\$111,623	\$179,290	\$259,684
Net profit if sold after 5 years***	\$201,204	\$268,870	\$349,265
Return on investment if sold after 5 years**	123.5%	165%	214.4%
Equivalent average return per year	24.7%	33%	42.9%

*Assured rental example - availability dependent upon management company chosen

**Property Tax approx. 0.8% to 1.0% pa, Income Tax dependent upon personal circumstances

***Selling costs and tax not included

Note: above figures related to returns from capital growth are based on projections and are in no way an indication or promise or actual returns and are not an inducement to invest nor is it intended to be investment advice

One Bed Apartments

WILLISTON HEIGHTS

The limited number of one bed apartments will have a dining and kitchen area, a living space, a separate bathroom and bedroom and study space - with balcony access for the bedroom and living area. High ceilings and full length windows create a natural light setting within each room. Investors will have the opportunity to choose between furnished or un-furnished accommodation as well as a choice of the type of parking included.

Clear separation of living and sleeping areas in addition to a large en suite bathroom is perfectly suited to a working couple or single tenant on a larger budget.

Ideal for working couples or single tenants who want more space with separate living and sleeping areas, these luxurious and spacious one bed make an excellent choice. With large sliding doors and a loft style, an open space can be created as well as hiding a fully functional separate study space, a unique feature that is sure to be appreciated by the tenant. Fibre optic connections will be installed for high speed internet and TV for the occupiers.

All one bed apartments that are fully furnished include the following:

- Double Bed with Storage Underneath
- Quality Bed Linen, Mattress and Pillows
- Fridge Freezer*
- Integrated Oven and Hob*
- Coffee Machine
- Kettle
- Microwave
- Coffee Table and Rug
- Large Flat Screen Satellite Television
- Flat Screen TV in Bedroom
- Washing Machine and Dryer*
- Bath/Shower Combination
- Sofa and Reclining Chair
- Dining Table with Chairs
- Full Cutlery and Crockery Set
- Painting, Artwork, Lamps and Soft Lighting

*Included as standard on un-furnished apartments



THE OPPORTUNITY

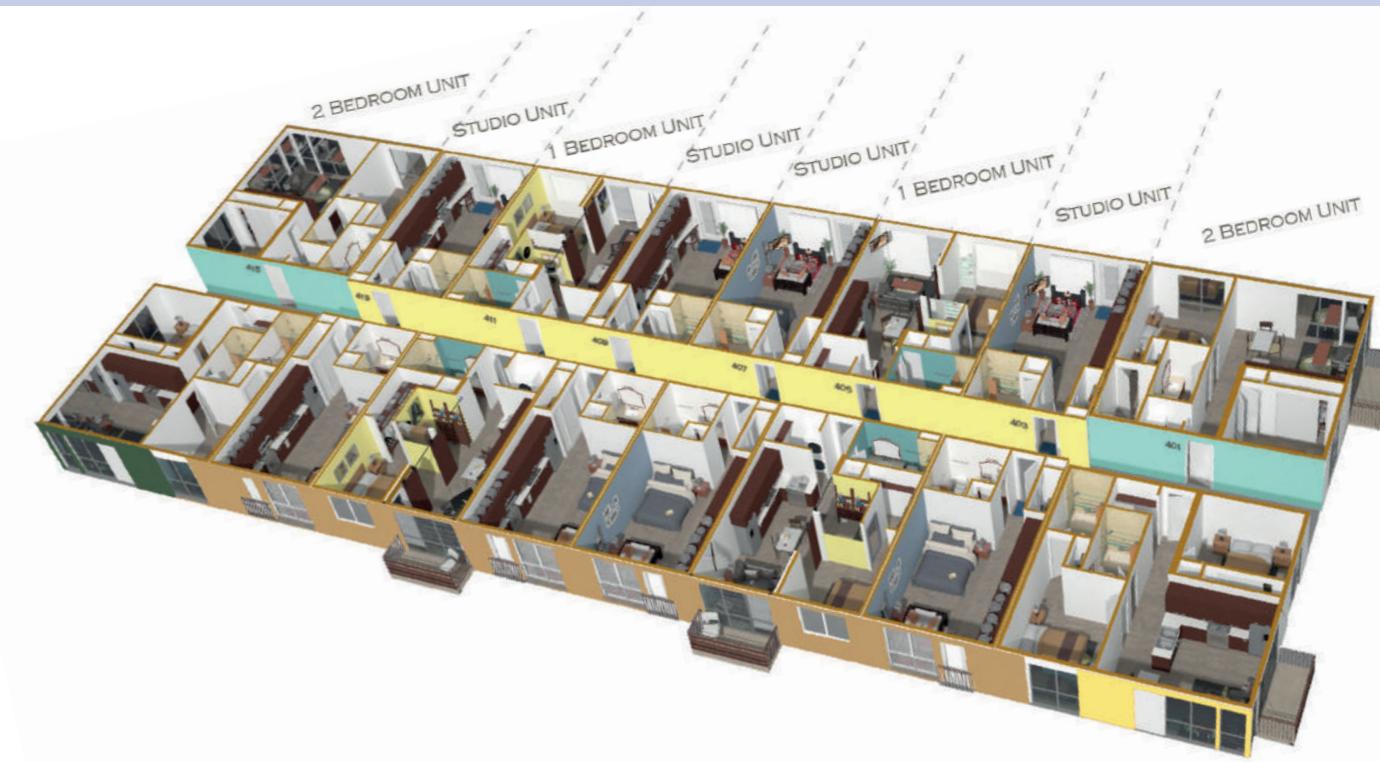
- Rental income 56.45% assured over 5 years (dependent on the management company)
- Massive capital growth over 21% p.a. in recent years
- Projected capital growth of 16% p.a.
- If sold after 5 years expected return of 166.5% which is equivalent to 33.3% per annum
- Luxury apartments with full title deed in 'Boom Town USA'

- For a limited time, the developer will offer an assured return equivalent to 5% of deposited funds released from escrow during the construction phase of the development.*
- Massive undersupply of apartments in Williston
- Strong rental market (more expensive than Manhattan per sqft)
- Continued population and jobs growth in Williston

*This offer is subject to terms and conditions and is paid as a rebate.

"Williston now has the odd paradox of one percent unemployment and a rapidly growing homeless population."

- Mark Byrnes
Atlantic City Lab



One Bed Apartments

EXPLANATION OF FINANCIALS

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To purchase the apartment unfurnished, a discount of \$15,995 is applied and if you choose NDD Property Management as your tenant they will pay an equivalent of 10.79% over 5 years.

A premium is paid by tenants for a furnished apartment, especially ones furnished to

the specification provided by Transhudson Apartments - Williston Heights, as the main tenants will be oil and service sector workers moving to the state who will want everything provided for them.

Overall Transhudson Apartments - Williston Heights will attract a mix of tenants who will want furnished or unfurnished apartments and therefore the developers are offering the purchaser these options.

One of the advantages of purchasing an apartment in a booming city like Williston, is the huge potential for capital growth on the purchase price. We have provided three projections which give an indication of the possible returns, subject to normal market conditions.

PARKING UPGRADES

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Tucked under parking spaces - \$28,950

An introductory discounted price of \$24,950 when purchased with an apartment. Separate title deed issued. The total income p.a. for 5 years will be elevated to \$23,358, remaining at 11.29% yield p.a. in the case of a furnished apartment.

This choice of parking will provide protection in the winter, hence why a premium is paid for this.

Oversized garage - \$39,950

An introductory discounted price of \$34,950 when purchased with an apartment. Separate title deed issued. The total income p.a. for 5 years will be elevated to \$24,487, remaining at 11.29% yield p.a. in the case of a furnished apartment.

This choice of parking provides a secure 288 sqft of space. These are rare in the area and demand a significant premium from tenants.

EXIT STRATEGY

With full title ownership of a luxury apartment in short supply, the following exit strategies are available:

- Hold long term and enjoy strong rental yields

- Resell the apartment with its rental track record to another investor
- Sell the apartment to an owner occupier
- Refinance the apartment to draw down the increased equity (subject to lender and status.)

One Bed Financials

PURCHASE DETAILS

	FURNISHED	UN-FURNISHED
Apartment Price	\$185,945	\$169,950
Parking (incl. of \$2k discount)	\$17,995	\$17,995
Actual Purchase Price	\$203,940	\$187,945
Booking Fee	\$2,950	\$2,950
Legal and Buying Costs	\$6,750	\$6,750
Total income per year for five years*	\$23,019	\$20,270
Assured Net Yield per year**	11.29%	10.79%
Total assured income over five years	\$115,096	\$101,350

The above financials relate to a One Bed Apartment on the first level.

PROJECTED CAPITAL GROWTH

	PESSIMISTIC (11%pa)	CONSERVATIVE (16%pa)	HISTORICAL (21%pa)
Capital growth over 5 years	\$139,711	\$224,404	\$325,028
Net profit if sold after 5 years***	\$254,807	\$339,499	\$440,124
Return on investment if sold after 5 years**	124.9%	166.5%	215.8%
Equivalent average return per year	25%	33.3%	43.2%

*Assured rental example - availability dependent upon management company chosen

**Property Tax approx. 0.8% to 1.0% pa, Income Tax dependent upon personal circumstances

***Selling costs and tax not included

Note: above figures related to returns from capital growth are based on projections and are in no way an indication or promise or actual returns and are not an inducement to invest nor is it intended to be investment advice

Market Analysis

NORTH DAKOTA'S OIL INDUSTRY

The key socio-economic points conveyed through the market analysis:

- North Dakota is the second largest oil producer in the US, behind only Texas
- Oil production in the state accounts for nearly 11% of the total US crude oil/condensate production
- North Dakota oil drillers pump out more than 1 million barrels of oil a day
- In 2013, 2,678 well permits were issued in North Dakota. Through the first half of 2014, the state had issued an additional 1,946 permits
- There are close to an estimated 900 oil service companies in North Dakota to date
- According to the American Petroleum Institute (API), by 2020, there will be over 114,200 people working within the Bakken region
- Recently released State Personal Income 2013 report has shown North Dakota leads the nation in terms of personal income growth

- The national personal income growth rate dropped from 4.2% in 2012 to 2.6% in 2013, in North Dakota it rose to 7.6%. (The Bureau of Economic Analysis BEA)
- North Dakota now ranks third in the nation in terms of per capita personal income,

Back in 2003, North Dakota was one of only a few US states with a declining population. In just a few years, the trickle of inward migration became a flood. North Dakota's population reached levels it had not seen since the 1930s. By the time of the recently released Census Bureau's 2013 estimate, the state's population had reached a record high of 723,393. Between 1 April 2010 and 1 July 2013, the increase represented a 7.6% change, more than triple that of the US average rate for the same period of 2.4%.

The Census data shows that pockets of the state are growing even faster than its average rate.

WILLISTON, WILLIAMS COUNTY

Situated in north western North Dakota's oil patch, Williston is the major hub of the Bakken Formation region. Each year, more and more oil and gas industry workers are relocating to the area for work, creating the need for quality housing in Williston.

- Between July 2012 and July 2013, Williston gained 2,281 residents – a 10.7% increase – and is estimated to now have a 35,000 population, double that recorded in the 2010 census with an estimation of at least another 35,000 in the area, unrecorded .

- Unemployment rate in Williston is at a record low of 0.4%
- An oil field worker in Williams County can earn in excess of \$3,500 per week, much higher than the overall weekly state average of \$944. In Williams County, the average was \$1,473 in 2013: an impressive wage to earn in the country's third least populated state.

"Based on our independent market analysis, average occupancy of apartments in Williston is currently 99.4%, representing a very strong and undersupplied rental market."

- THK Independent Feasibility Report

CAPITAL GROWTH AND RENTALS

The average rent per square foot for properties in Williston is higher than those in New York City and Los Angeles. According to the Apartment Guide survey (1), at the end of 2013 an unfurnished one bed apartment in Williston would set you back an average of \$2,394 per month, and rental prices have moved on significantly since then. In 2006, the same apartment would cost an average of \$420 per month, so in eight years, the rent has increased over five-fold.

This highlights the problem facing workers in the Bakken, where the supply of quality accommodation cannot keep up with the demand and ever-growing population. With the demand for properties in the town continually increasing, the rental market is continuing to rise, and as previously stated, Williston is now one of the most expensive rental markets within the USA.

The developer commissioned an independent competition analysis on apartment rental rates which concluded an average of 99.4% occupancy rate (2).

The oil boom has not only increased wages for

those working directly within the industry, but also for businesses, both chain and independent, operating from within Williston and the surrounding areas. The state is fast-growing within the U.S in terms of GDP and its growth rate in 2013 was 8.3%.

The lack of land also poses a problem, as self-contained accommodation and facilities require a lot of space not only for the physical build, but also necessities such as parking and amenities. With the majority of inhabitants being single males, working long and often unsociable hours, the need for private and quiet accommodation in a safe area is essential.

According to Zillow (3), median house prices in Williston have been on the rise between 2011 and 2014. With an average increase of 21% per annum over the last four years, the housing market is set to continue growing at a fast pace. With very few properties coming onto the market as owners reap the capital growth, those that do appear, are very quickly snapped up.

(1) <http://www.apartmentguide.com/blog/williston-nd/>

(2) THK Independent Feasibility Report

(3) <http://www.zillow.com/corp/About.htm>

FAQs

WHAT AM I ACTUALLY PURCHASING?

Investors are purchasing a high quality apartment, situated within a 19 acre site, including 16 buildings totaling 570 apartments. The apartment comes with a title deed registered with Williams County, North Dakota and is part of a condominium association. The parking space is purchased with a separate freehold title deed. This modular type of accommodation conforms to all International Building Code regulations (2009 IBC), National Electrical Code (2011 NEC), International Energy Conservation Code (2009 IECC), 2009 Mechanical Code, 2009 Fuel/Gas Code and Uniform Plumbing Code (2009 UPC) so that the apartment can withstand all the climate conditions likely to occur in North Dakota.

WHO IS THE DEVELOPER?

North Dakota Developments, an award winning developer active in the Bakken Formation region for over two years and featured in global media such as the Financial Times and The Economist. They have offices in North Dakota (North America), Milton Keynes (Europe), and Singapore, Shanghai & Beijing (Asia).

IS PERMISSION NEEDED TO BUILD TRANSHUDSON APARTMENT WILLISTON HEIGHTS?

Yes, the required planning permission is in place which is zoned as R4 and includes multi-story planning permission.

WILL THERE BE ANY PROBLEMS WITH ENSURING THAT THE APARTMENTS ARE CONNECTED TO THE FULL RANGE OF UTILITIES?

No. They are being fully integrated with all utilities such as electricity, water, sewage and internet, as Transhudson Apartment Williston Heights is located in the Williston City limits.

AM I FREE TO CHOOSE MY OWN TENANT/MANAGEMENT COMPANY?

Yes. You can choose your own tenant/

management company. A company associated to the developer, are offering to lease your apartment for 5 years at a fixed rental income. You can sell the apartment at any time.

CAN I SELL MY APARTMENT BEFORE THE EXPIRY OF THE 5 YEAR LEASE DESCRIBED ABOVE?

Yes. You can sell your apartment within the 5 years at any time and the new owner has the choice of continuing the lease or making their own decision on the management and tenant. If the new owner will be the occupier, that is also acceptable.

WHAT CURRENCY DO I PURCHASE IN?

All purchases are in US dollars and payable to an escrow account handled by a US attorney.

CAN I PURCHASE WITH FINANCE?

No. Purchases of apartments are strictly by cash only in three stage payments. Upon completion, you may refinance your apartment subject to your lenders criteria.

WHO PAYS FOR THE UPKEEP AND MAINTENANCE OF THE APARTMENT?

The management company chosen by you. The management company associated with the developer are offering to lease the apartment for 5 years. They pay for the upkeep and maintenance costs, condominium association fees and utilities; all of which are absorbed prior to paying the fixed income. A condominium association will be created to manage the overall complex and communal areas.

IS THERE A RESERVATION FEE?

No. As an official approved agent for the developer, we have negotiated that the booking fee paid to the developer is enough to secure the unit being purchased until the contract has been signed and payment is made to the escrow account. The booking fee per apartment is \$2,950.

WHAT FURTHER COSTS ARE INVOLVED WITH PURCHASING?

Legal and buying costs are \$5,750 for a studio and \$6,750 for a one bed apartment, and the booking fee of \$2,950 are applicable to all apartments.

WILL I NEED A USA LAWYER/ATTORNEY?

No. Pearce & Durick, a legal firm with a prestigious history going back 100 years, have been appointed as the attorney to handle the escrow account on behalf of the developer. They review all legal documentation on behalf of the developer relating to this investment, they handle the closing of the purchase for both buyer and seller, and the registration of the title deed.

CAN YOU RECOMMEND A MANAGEMENT COMPANY?

Yes. We would be pleased to send you information on this. For full details use the contact information overleaf and our team will be happy to assist you.

I WOULD LIKE TO INVEST. HOW DO I PROCEED?

Please contact us to request the booking form. All you need to do then is complete the form and pay the booking fee. Contracts are then normally issued within 72 hours.

PURCHASE PROCESS

- 1 Contact us to obtain a booking form. Complete the form and pay the booking fee*.
- 2 A contract pack will be issued within 3 working days upon receipt of your booking form and fee. Initial contract pack will comprise of a Purchase and Sales agreement (separate agreement for parking space), Escrow agreement and a Lease agreement with an option to take up title and ownership in the condominium association at a later date.
- 3 Upon signing the relevant contracts, the balance of the purchase price* (plus legal and buying costs) is paid into the US escrow account.

FUND RELEASE

35% of apartment and parking price (plus legal and buying costs) on signing of purchase contract.
35% of apartment and parking price plus the furniture package cost (if relevant) - When the modular units are ready to be shipped from the factory.
30% on confirmation that the complex where your apartment is located is complete.

* Investors are responsible for their own bank's transfer fees

** Furniture option not payable at this point.

All modular units will be constructed and shipped to site before all apartments are sold.



TRANSHUDSON Apartments

DISCLAIMER

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