



Residential Buy-to-Let Property Investment, Liverpool

About Experience Invest

- Founded in 2004
- Central London-based property specialist
- Experience Invest offers opportunities to property investors in the UK and overseas, through providing exclusive investments across a variety of asset classes
- From high specification buy-to-let apartments to purpose-built student accommodation, Experience Invest has a proven track record in delivering new-build developments across major towns and cities in the UK



We are proud members of...



Information Commissioner's Office



Why invest in the UK?

Unrivalled Business Environment

- Highest levels of legal protection for investors
- Strong economic ties and trade agreements with many Commonwealth countries

International Financial Centre

- London is the world's leading international financial centre
- Largest investment management industries outside the US
- Strong international reputation for education

Stability

- Highest level of political stability
- Strong rule of law – individuals rights and property strongly safeguarded
- Safe and secure legal and banking system





Why invest in UK buy-to-let?

- 5 million people now living in private sector homes
- 22% of all homes in the UK are occupied by private sector tenants
- Homeownership is at an all-time low
- Rents are predicted to continue to grow
- Property prices continue to rise

Undersupply of property

- Since 1964 the UK's population has grown by 10 million (ONS)
- The Office for National Statistics said the population was expected to increase by 4.4 million in the next decade, before reaching 70 million in 2027
- Since 2004, housebuilding targets have been missed by 1,199,180 (Yorkshire Building Society)
- In 2015, the UK government pledged to construct 200,000 new-build properties per annum to meet demand
- It is thought that 300,000 new homes are needed to ease the housing crisis per year (House of Lords Economic Affairs Committee)
- The supply of new housing is not expected to keep up with demand

Generation Rent

Rental homes now tend to be located in places where the largest demographics, students and young professionals, are working and studying, which means that they have convenient access to housing that allows them to develop a good work-life balance, the number one key to happiness in the modern world.

This is likely to mean a further fall in home ownership and a rise in renting, giving investors that long-term peace of mind they are looking for.

Why invest in Liverpool?

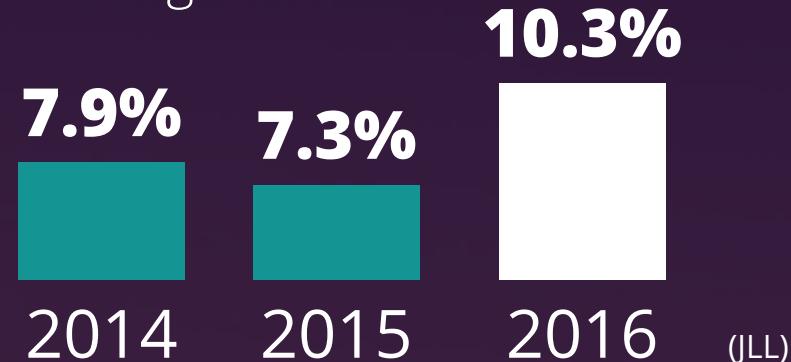
- Fastest growing UK economy outside of London
- The Liverpool region has a population of which drives a 1.5 million people which drives £20 billion economy
- Liverpool is an integral part of the UK government's Northern Powerhouse project
- Property prices in Liverpool city centre climbed by 41% over the last 3 years (Which? Mortgage Advisors)
- Liverpool remains one of the UK's most affordable major cities for property investors
- Liverpool was named as England's 'Greatest Place' in 2016 by The Royal Town Planning Institute
- Typical rental returns outpace London (HSBC)



Rising rents

- Two thirds of homes in Liverpool city centre are privately rented
- Rents continue to rise in Liverpool year after year

Rental growth



- JLL predicts that Liverpool rental growth will rise by 17.6% between 2017 and 2021
- Liverpool's rental market is propelled by young professionals and graduates who have entered employment but are yet to commit to a permanent future in the city

Sister City of Shanghai

- Formally 'twinned' with Shanghai in 1999
- The twinning of Liverpool and Shanghai has been of great benefit to both cities
- Millions of pounds of investment in Merseyside have been approved by the Chinese government

It's Liverpool in China

- A platform for business in the region who aspire to do business in China
- Create off the best of the success of the Shanghai EXPI, the network has been set up to maximise investment and trading opportunities
- As a sign of the strength of relations between Liverpool and China include the proposed International Trade Centre for Liverpool Waters which is a JV between Peel Holdings and Shanghai-based, Sam Wa Minerals



Billion-pound investment project

- Liverpool Waters development at the docklands is set to be one of the biggest regenerations ever seen in the UK, with 2.3km of the city's coast set to be transformed
- £5.5 billion has been set aside for the project
- 2 million sq.m of mixed-use floor space built in the years ahead
- The Waters development is made up of four distinct areas; Wirral Waters, Central Docks, Princess Dock and Northern Docks
- When completed, the Liverpool Waters development will have more than 9,000 new homes, 315,000 sq.m of office space, 35,000 sq.m of conference rooms and hotel rooms, 27,000 sq.m of restaurants and cafes, as well as two parks and a cruise liner terminal

£5.5 billion

investment

-

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-

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9,000

new homes

-

27,000

sq.m of restaurants
and cafes

"Liverpool has seen much in the way of city centre regeneration in the last few years, and now it is the turn of the waterfront."

Liverpool in the News...

The Telegraph

Wednesday 06 April 2016

Buy-to-let: hotspots for 2015 revealed

Latest data on rental returns highlights the best UK cities and towns for landlord investment

Map of UK showing buy-to-let hotspots

TelegraphMortgages Fee-free mortgage advice

YOUR HOLIDAY HOME IN PROVENCE

TelegraphMoney Email Get our free weekly Money newsletter

Best buy to let mortgage deals

Godiva

MailOnline Property

Britain's affordable property hotspots revealed - with Liverpool, Conwy and Bradford topping the list

Up and coming areas provide an affordable alternative to buying in an established area

Liverpool tops the list of most affordable property hotspots under £200,000

Followed by Conwy in Wales and Bradford

Top 3 FIXED RATE MORTGAGES

Provider	Rate	Type
HISBC	1.24%	Fixed
HISBC	1.49%	Fixed
HISBC	1.49%	Fixed

How Many Skyscrapers Does Liverpool Have? You May Be Surprised

ECHO

Four towers that will change the face of Liverpool APPROVED by planners

Developer says planning approval and Everton stadium show northern docks are on the up

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Good Moves Woolton

Is Liverpool The New London?

LIVERPOOL VISION

MARKETING LIVERPOOL

INVEST LIVERPOOL

IFB 2016

LIVERPOOL BUSINESS NEWS

LIVERPOOL TOPS THE UK LEAGUE FOR SMALL BUSINESSES START-UPS

860 unemployed people in the city have launched their own ventures under the New Enterprise Allowance scheme.

More than 2,000 people in Merseyside have taken advantage of a Government scheme and started their own businesses.

In Liverpool alone, 860 unemployed people launched their own ventures under the New Enterprise Allowance (NEA) initiative - more than any other local authority in the country.

In Wirral his figure was 521, 300 in Sefton, 180 in Knowley, 140 in Huyton and 300 in St Helens - making a Merseyside total of 2,300.

Since its launch in 2011, as part of the Government's long-term economic plan to back small businesses and help people into work, the NEA has created 40,240 new businesses across Britain - that's around 2,000 people every month.

The NEA offers mentoring and financial support to people on jobseeker's allowance, lone parents and people on sickness benefits.

One of the agencies that has taken part in the mentoring process is Liverpool-based Blue Orchid.

Managing director Heather Hayes said: "Due to the backing of finance and mentoring support from the NEA, Blue

HOT

£250m Liverpool triple towers plan will "serve as a beacon to the city centre"

City planners set to approve iconic development

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GOODMOVES

Is Liverpool The New London?

We all know that London is overpriced, well, as Residential Value tells us anyway, and the rising property prices in the Capital mean that landlords are faced with less impressive yields. Cue a lot of the more savvy London investors suddenly discover that there is a) life beyond the Watford gap and b) that property in the North of England represents excellent value for money in addition to accumulate some fairly hefty yields.

Cities such as Manchester, Liverpool and Leeds are top of the list, with investors now seeking out the opportunities that these growing regions have to offer. Businesses in these main cities is booming, and the realisation that each of these northern powerhouses enjoy looks set to continue for the foreseeable future. If you are one of the canny investors to already have a foothold in the emerging Northern market, you're sitting pretty, but what of those who are looking to enter the market for the first time?

Those in the know are branching out to the other main cities of the north, with Leeds and Liverpool leading the way. Leeds has ever-growing financial district that is second only to London, but it is Liverpool, however, that is really capturing the attention of savvy investor. Now the UK's fastest growing city, Liverpool benefits from an abundance of multi - million pound regeneration's that have completely transformed the area into a global destination, all of which have significantly boosted the local economy.

Such regeneration means that researchers into the rising investment market in the UK indicate that Liverpool is one of the strongest rental markets outside London, thanks to a severe shortage of new-build stock. Property prices currently sitting at around 23% below where they were when the global economic crisis first began to emerge back in 2007, which indicates that correction of the likes seen in Manchester in recent years is around the corner for this great City.

There is currently huge investment in the dockland area of Liverpool, with developments such as X1 The Terrace at The Quarter providing high quality homes in this location.

The other market which shows signs of significant growth is the student investment market - with the expansion and increasing popularity of Liverpool's three Universities, the city can only anticipate a healthy rental market which will continue to show upward improving trends in the near future. Growth is strong across the whole of the city which, with a population in excess of 465,000,

Leading University City

Liverpool is home to 5 major UK universities

- The University of Liverpool
- Liverpool John Moores University
- Liverpool Hope University
- Liverpool Institution of Performing Art (LIPA)
- Liverpool School of Tropical Medicine

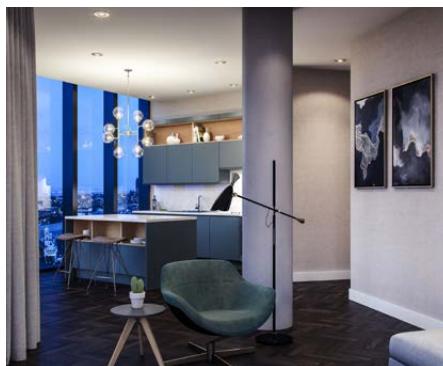
Student stats

- Almost 60,000 students
- Liverpool's student population contributes over £1bn per annum to the city's economy
- Supporting over 16,000 jobs
- Student numbers rising year after year
- Liverpool's city centre is a top location for students and graduates who wish to stay in private accommodation



Introducing Infinity

UK Residential
Buy-to-Let Investment



Investment Highlights:

- Very desirable address: 3 iconic residential towers with unique appeal
- A wide selection of luxury studio, 1, 2, & 3 bedroom apartments to suit all budgets and tastes
- Exclusive early investor discount
- Favourable payment plans
- Fully managed on your behalf by urbanbubble
- Receive 6.5% NET p.a. assured for 3 years if you choose to let your apartment
- Capital growth potential: Liverpool house price forecast to increase by 22.8% between 2017 – 2021 (JLL)
- Established developer with £776m gross development value



Location

£5.5 BILLION WATERFRONT
REGENERATION



Infinity, Liverpool

Infinity is a collection of three iconic towers that will change the face of Liverpool. This magnificent multi-tower development will provide uninterrupted waterfront views over the River Mersey, the historical docks, and the city's vibrant centre.

Soaring 27, 33 and 39 storeys high, the first tower will become Liverpool's highest residential development and it will include top of the range facilities including a luxury spa and indoor swimming pool.

Completed Developments



LONDON PARK HOUSE

📍 Luton Student Accommodation

- Completed and operational student accommodation
- Managed by Opto Living

THE L1 BRAND

📍 Liverpool Student Accommodation

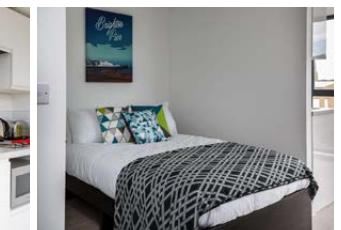
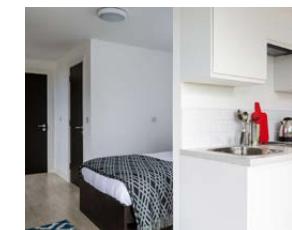
- Completed and operational student accommodation
- 2 developments are fully occupied

ARTESIAN

📍 Liverpool Student Accommodation

- Completed and operational student accommodation
- Fully managed student accommodation

Completed Developments



ROYAL OAK

📍 Liverpool Care Home

- Completed and operational care home
- Fully managed health care property investment

QUEENSLAND PLACE

📍 Liverpool Student Accommodation

- Completed and operational purpose-built development
- Fully managed student/residential accommodation

PARLIAMENT PLACE

📍 Liverpool Student Accommodation

- Completed and operational purpose-built development
- Fully managed student/residential accommodation

On Going Developments



TIMES APARTHOTEL

📍 Liverpool Apart Hotel Investment

- Fully managed Apart Hotel Suites
- L1 City Centre location

AURA

📍 Liverpool Student Accommodation

- Luxury en-suite and studio rooms
- Desirable Knowledge Quarter location

INFINITY

📍 Liverpool Buy-to-Let Apartments

- Studio, 1, 2 and 3 bed apartments
- Incredible waterfront and city views

Investment FAQs

Is there a rental assurance in place?

Yes. 6.5% NET rental return is assured for the first 3 years of the investment.

Is there a benefit for buying into the project in the early off plan stages?

Early investors will have the choice of the best units within this exclusive Liverpool address and will be able to purchase an apartment 15% below the projected market value upon completion.

What is the length of the leasehold?

Each apartment is sold on a 250-year leasehold.

Can I sell my unit/s at any time?

Investors are permitted to sell at any time after Exchange of Contracts.

Is there an exit strategy?

Yes, there is a high demand for luxury apartments in Liverpool. You can appoint any local estate agent who would be more than happy to sell your apartment/s on your behalf.

Is the sale handled by UK lawyers?

Yes. A team of commercial solicitors, experienced in UK property investment, have been appointed to act on the behalf of investors.

As a non-resident in the UK am I taxed on this income?

If you are a UK resident then yes, you will be subject to tax. If you are a 'non-resident' in the UK, then you are classed as an overseas landlord and may apply to HMRC in the UK for exemption.

Please note we cannot guarantee that an application to receive rent with no tax deductions will be accepted.

When will the development complete?

The target completion date has been scheduled for August 2019.

Is there furniture included in the price of the apartment?

No. Furniture packages are optional however, they are required in order to qualify for the rent assurance.

When will the development be occupied and when will I receive my income?

The apartments will be let out by the date of completion and the assured yield will be paid from this date, quarterly in arrears.

What happens at the end of the 3-year rental assurance period?

At the end of year 3, investors will have the option to continue managing the unit through urbanbubble. Investors will be responsible for the payments of the ground rent and service charge. After the assured period, investors can manage the unit themselves or appoint another management company.