



מגה השקעות
נדל"ן באנגליה

Refurbished Mature Student Property Investment in the heart of the Student Area

**Priced at just £88,000 and
producing a GROSS yield of
8.18% and a NET of 7.95%**

**Giving a return of £19,848 in
just 3 years.**



Executive Summary

- Situated in the heart of the Liverpool Suburban Student area (Smithdown Road), these properties are ideal for Post Graduate students or other mature students who are looking for 2 bedroom properties as opposed to the normal student accommodation of 6+ friends in one house.
- Smithdown Road is an area undergoing gentrification due to its highly rated schools, close proximity to the city centre and popular restaurants and bars. Coupled with excellent public transport links, parks and local running and aquatics centre, the demand for property here is strong from both owner occupiers and investors.
- This property sits directly in the primary catchment area for the management agency. For this reason, it feels very strongly in the potential these properties have to offer and know the demand that has caused us to have a waiting list for students looking for this type of unit in this area.

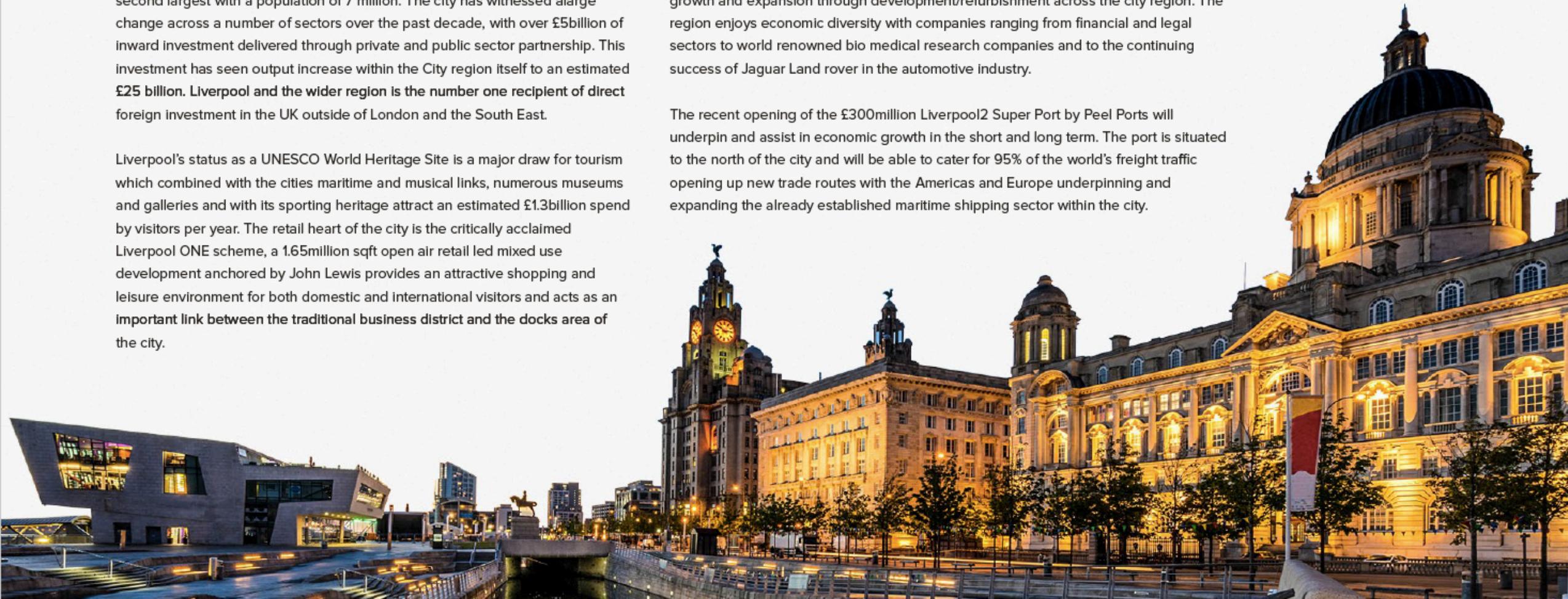
LIVERPOOL

Liverpool is the UK's fifth largest city and the commercial and administrative center of the larger Merseyside. Combined with Greater Manchester the two regions are the driving force of the £140billion North West Economy, the UK's second largest with a population of 7 million. The city has witnessed alarge change across a number of sectors over the past decade, with over £5billion of inward investment delivered through private and public sector partnership. This investment has seen output increase within the City region itself to an estimated £25 billion. Liverpool and the wider region is the number one recipient of direct foreign investment in the UK outside of London and the South East.

Liverpool's status as a UNESCO World Heritage Site is a major draw for tourism which combined with the cities maritime and musical links, numerous museums and galleries and with its sporting heritage attract an estimated £1.3billion spend by visitors per year. The retail heart of the city is the critically acclaimed Liverpool ONE scheme, a 1.65million sqft open air retail led mixed use development anchored by John Lewis provides an attractive shopping and leisure environment for both domestic and international visitors and acts as an important link between the traditional business district and the docks area of the city.

Liverpool has a world class academic and medical institutions which underpin its large student population estimated at 60.000, the UK's third largest which coupled with the recent increase of inner city living the residential and leisure markets have seen both growth and expansion through development/refurbishment across the city region. The region enjoys economic diversity with companies ranging from financial and legal sectors to world renowned bio medical research companies and to the continuing success of Jaguar Land rover in the automotive industry.

The recent opening of the £300million Liverpool2 Super Port by Peel Ports will underpin and assist in economic growth in the short and long term. The port is situated to the north of the city and will be able to cater for 95% of the world's freight traffic opening up new trade routes with the Americas and Europe underpinning and expanding the already established maritime shipping sector within the city.



RESIDENTIAL / STUDENT LIVERPOOL

Student numbers in Liverpool have almost doubled since the early 90's.

The north west of the country as a whole is seeing demand increase for student housing, with Mistoria Group demonstrating that the region was up by 38% year-on-year. And Liverpool is one of the most important areas for investment. There is a real shortage of student accommodation in a city that boasts many higher education offerings. This has led to a situation where there are excellent yields for investors in shared student accommodation. Areas that are particularly ripe for investment in Liverpool such as Smithdown Road.

Experts advise investment in properties such as these rather than 'student pods' with guaranteed rent schemes. (individual rooms or small pods). These are at a disadvantage when it comes to resale value and potential for capital growth, and are far riskier than traditional larger, shared properties. The investor pool for single pods is much smaller than for HMOs, flats and other types of student accommodation.

Because this property is catering for the smaller more mature student, the academic intake runs throughout the year. This means tenancies can take place throughout the year as opposed to just in July/August, giving quick intake of renters and quicker first payments for returns.

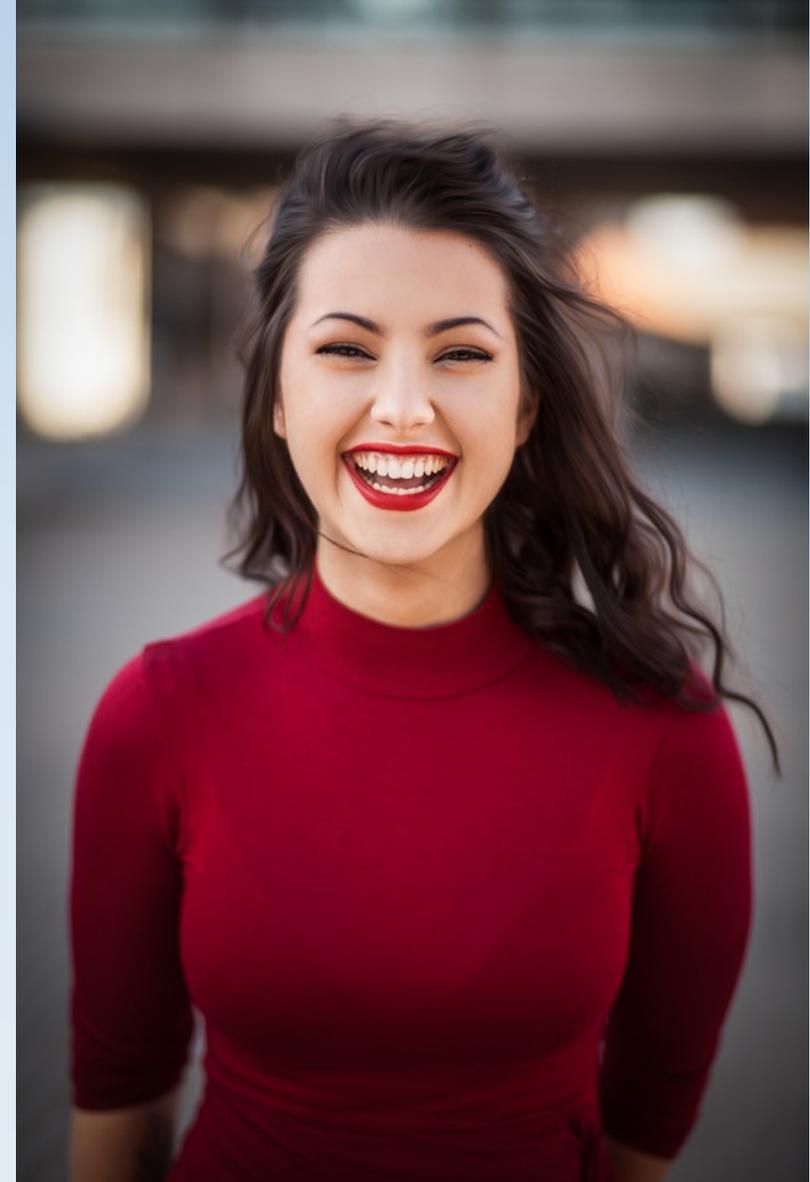
Why I chose to live in Smithdown

I'm Helen and I've lived in Smithdown for the last two years. I moved here after I moved out of halls with a group of four friends. In third year I lived in a two bedroom flat, still in Smithdown but slightly closer into town. Smithdown is a huge student area with people who go to LJMU, University of Liverpool and Liverpool Hope all living there. There's a big student community so you can't go far without bumping into someone you know. I ended up living just around the corner from most of my friends so even the people I didn't live with were pretty close by.

There's a big Asda in Smithdown, a small Tesco and an Aldi. There's loads of take-aways in the area along with a Subway and Dominos. There are plenty of places to go for a drink, the Brookhouse is the main student pub which has just been renovated and puts on really cheap student nights.

Smithdown surrounds Sefton Park which always has things going on or is a good place just to go with friends. A few minutes' walk from the main student area there's a Lifestyles gym which you can get free membership at if you're a student at LJMU. There is a doctors and pharmacy just next to Asda, which is on the bus route, so everything is really convenient.

I really enjoyed my time living in Smithdown and would say that it was a great place to be a student and really helped me get everything out of uni that I possibly could!







3 bedroom semi-detached house for sale

£99,950

Wellington Avenue, Liverpool



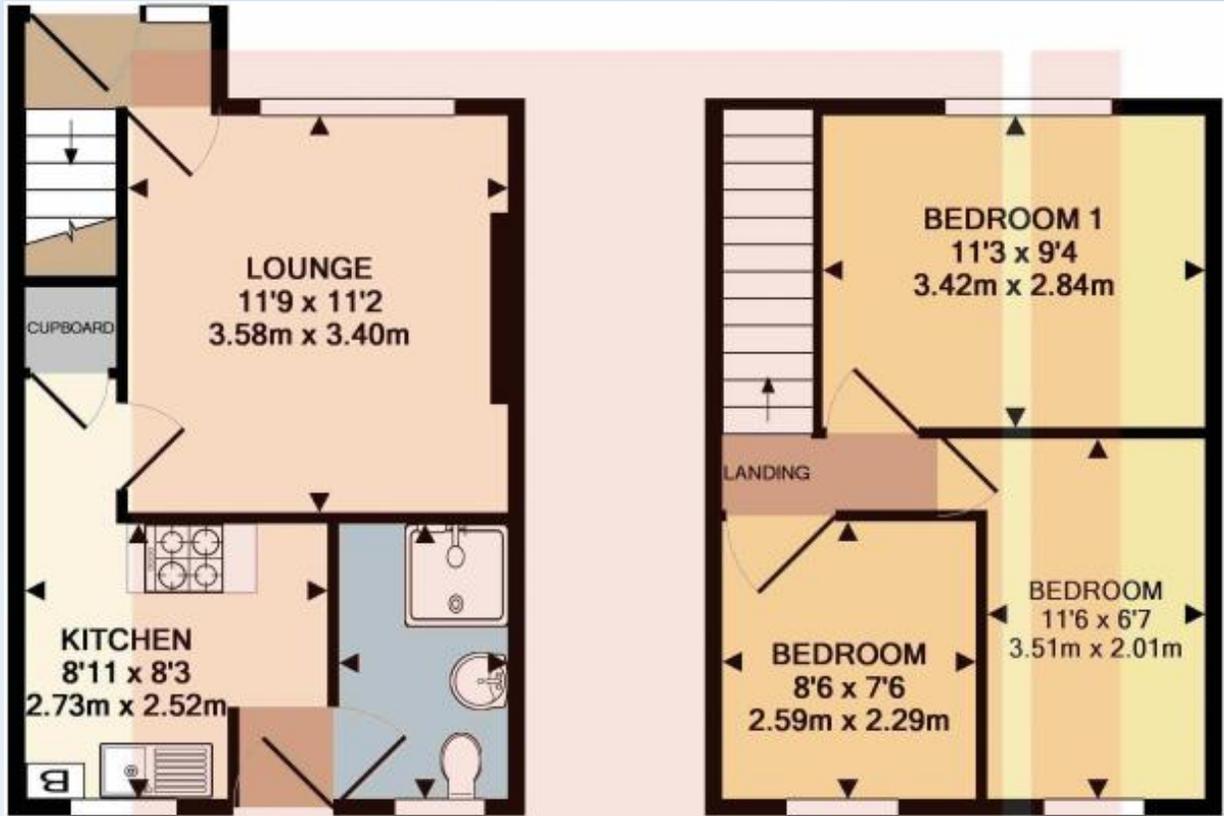
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 Enlarge  Photo 1



WELLINGTON AVENUE



GROUND FLOOR
APPROX. FLOOR
AREA 294 SQ.FT.
(27.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 283 SQ.FT.
(26.3 SQ.M.)

FLOORPLAN FOR GENERAL USE, NOT TO SCALE, ILLUSTRATIVE PURPOSES ONLY.
TOTAL APPROX. FLOOR AREA 577 SQ.FT. (53.6 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2018

We will be turning an upstairs bedroom into a bathroom which will enable us to create a utility room off the kitchen.

This makes the property more attractive to renters and prospective purchasers alike who are often put off by downstairs bathrooms off the kitchen.

WELLINGTON AVENUE

3 to a 2 Bedroom Property

LOCATION

Located on Wellington Avenue, only a short walk away from the popular Smithdown Road, Providing access to local parks, bars and restaurants and other amenities. Liverpool city centre is only 4 miles away with strong transports links to and from the area.

ACCOMMODATION

Entrance vestibule

With window to front and stairs to first floor.

Lounge

11' 9" x 11' 2" (3.58m x 3.40m)

Double glazed window to front, radiator, laminate flooring.

Kitchen

8' 4" x 8' 11" (2.54m x 2.72m)

1.5 bowl single drainer stainless steel sink with mixer tap, plumbing for washing machine, four burner gas hob inset into base unit, extractor hood over and built-in oven, space for fridge-freezer, radiator, double glazed window to rear.

Bathroom

8' 4" x 4' 10" (2.54m x 1.47m)

Shower enclosure with wall mounted electric shower, pedestal wash basin, low level w.c., built in cupboard, double glazed window to rear.

First Floor Landing

Bedroom 1

9' 4" x 11' 2" (2.84m x 3.40m)

Double glazed window to front, radiator.

Bedroom 2

11' 6" x 6' 7" (3.50m x 2.01m)

Double glazed window to rear, radiator.

Bedroom 3

8' 6" x 7' 6" (2.59m x 2.28m)

Double glazed window to rear, radiator.

VALUES

★ **30 Wellington Avenue L15 0EJ** Feb 2015 £83,500 **£97,000** ?
[Refine estimate](#)
H Property history
[Get Agent Valuation](#)
Overpaying on your mortgage? Save today

★ **36 Wellington Avenue L15 0EJ** Jul 2017 £118,000 **£125,000** ?
Terraced house, Freehold, 3 Beds, 1 Bath, 2 Recepts
Previous sales (4) ▾
[Refine estimate](#)
H Property history
[Get Agent Valuation](#)
Overpaying on your mortgage? Save today

Market activity

Last 12 months ▾ Any property type ▾

£ Average price paid —

🏠 Sales —

📊 Current average value **£104,342**
(Zoopla Zed-Index)

📈 Value change **£1,630**
▲ 1.59%

★ **22 Wellington Avenue L15 0EJ** Sep 2017 £85,000 **£91,000** ?
Terraced house, Freehold, 3 Beds, 1 Bath
Previous sales (2) ▾
[Refine estimate](#)
H Property history
[Get Agent Valuation](#)
Overpaying on your mortgage? Save today

★ **24 Wellington Avenue L15 0EJ** Aug 2016 £84,000 **£93,000** ?
Terraced house, Freehold, 3 Beds, 1 Bath, 2 Recepts
Previous sales (1) ▾
[Refine estimate](#)
H Property history
[Get Agent Valuation](#)
Overpaying on your mortgage? Save today

★ **26 Wellington Avenue L15 0EJ** Jun 2015 £75,000 **£85,000** ?
Terraced house, 3 Beds, 1 Bath, 2 Recepts
[Refine estimate](#)
H Property history
[Get Agent Valuation](#)
Overpaying on your mortgage? Save today

Schedule of Works

As with all purchases, the seller undertake a full refurbishment of the property including:

- Upgrade electricity and energy performance;
 - Installation of new heating and lighting
 - New insulation
 - Upgrade plumbing and install a new boiler
 - Reseal windows and vents
- New kitchen units
- New flooring
- Re plaster and repaint all rooms
- Upgrade fire system
- Repoint and flashing of lead on roof to minimize risk of leaks to building.
- ****All furniture and white goods are included in the price****

By doing this the letting agency will be able to secure the highest quality of tenants which will ensure long term income is more secure. As always, any refurbishments or maintenance costs will be guaranteed and paid for by the mangement company for the first 12 months from the first rental payment.

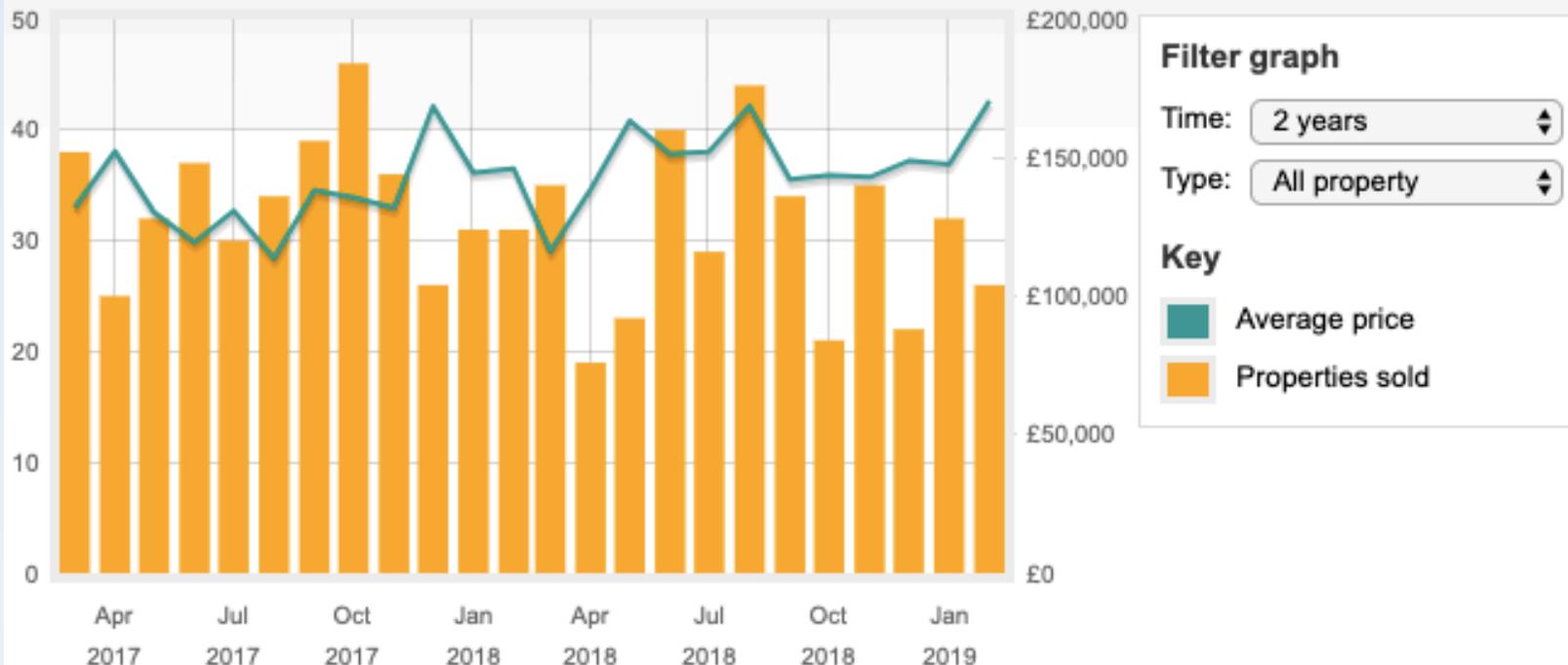
MARKET TRENDS

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19
Detached	£165,000 (1)	£278,000 (1)	£485,000 (1)	£230,000 (1)	£322,500 (2)	£327,500 (2)
Semi Detached	£261,875 (4)	£185,500 (2)	£206,750 (6)	£198,333 (3)	£241,438 (4)	£217,608 (4)
Terraced	£122,404 (25)	£132,997 (17)	£116,976 (27)	£134,525 (16)	£119,759 (23)	£147,753 (17)
Flat	£140,250 (4)	£105,000 (1)	£120,000 (1)	£148,475 (2)	£119,983 (3)	£131,500 (3)
All	£142,164 (34)	£143,569 (21)	£142,967 (35)	£148,834 (22)	£147,661 (32)	£170,451 (26)

Sold properties in L15

[See all sold house prices in L15 OeJ](#)

This graph shows changes in the number of properties sold each month and their average price.



Financials

SALE PRICE	£ 88,000.00
RENT PCM	£ 600.00
RENT PA	£ 7,200.00
INSURANCE	£ 200.00
SERVICE CHARGE	£ -
NET INCOME Yr.1	£ 7,000.00
NET YIELD Yr.1	7.95%
MANAGEMENT	8.00%
MANAGEMENT	£ 576.00
NET INCOME Yr.2	£ 6,424.00
NET YIELD Yr.2	7.30%

The purchase price comes inclusive of all SDLT incurred* and covers all legal costs, refurbishment, agency fees and any other misc. charges such as searches and surveys etc.

In the first calendar year from rental, the letting agency will provide free management for the units and thereafter will charge 8% management on all GROSS income.

The Service charge is the Va'ad bayit and includes weekly cleaning of the communal area, insurance for the building and a reserve fund to consistently keep the building to a high standard. The Ground Rent is a provision to cover the upkeep of the site.