



RopeWalks

Liverpool

**BUY-TO-LET APARTMENTS
LIVERPOOL - L1**

**27% off plan discount
8% NET per annum assured for 3 years**

Investment Overview

- Premier central location - in sought after L1
- **Early launch offer:**
27% off plan discount only available on the first 30 units
- Available from just £79,995
- Free ready to rent furniture packs
- Modern studio, 1 & 2 beds
- 8% NET yield assured for 3 years
- Designed by experienced and successful architects
- Fully managed

Use of:

- Residents lounge
- Fully equipped gym

8%

ASSURED NET
RETURNS FOR
3 YEARS

Why Liverpool?

Liverpool prides itself as being an innovative and exciting place for investment and business. It is a city with substantial economic assets and opportunities; a knowledge hub with unique learning centres; a destination city with impressive culture and a city with important sea and air connections to international markets.

Liverpool has been named as one of the UK's hotspots for its buy-to-let market due to its high rental yields, according to studies in 2014. Furthermore, with Savills expecting rents to rise by 21% over the next 5 year and interest rates remaining low with buy-to-let mortgage finance more widely available, now is the perfect time to invest in a UK buy-to-let property.

Liverpool Facts

- Host city for the UK's International Festival for Business 2014
- Fastest rising productivity of any major city outside London - ONS, 2012
- 5th most visited UK city by overseas visitors and National residents - LEP,
- 2014 Liverpool One (shopping centre), recorded a footfall of over 26 million people in 2013.
- 6th for pure holiday trips and business tourism - LEP, 2014
- Was the European Capital of Culture in 2008
- Top 5 UK retail centre - CACI, 2013
- Largest collection of national museums and galleries outside of London - NML, 2013

Liverpool's Economy

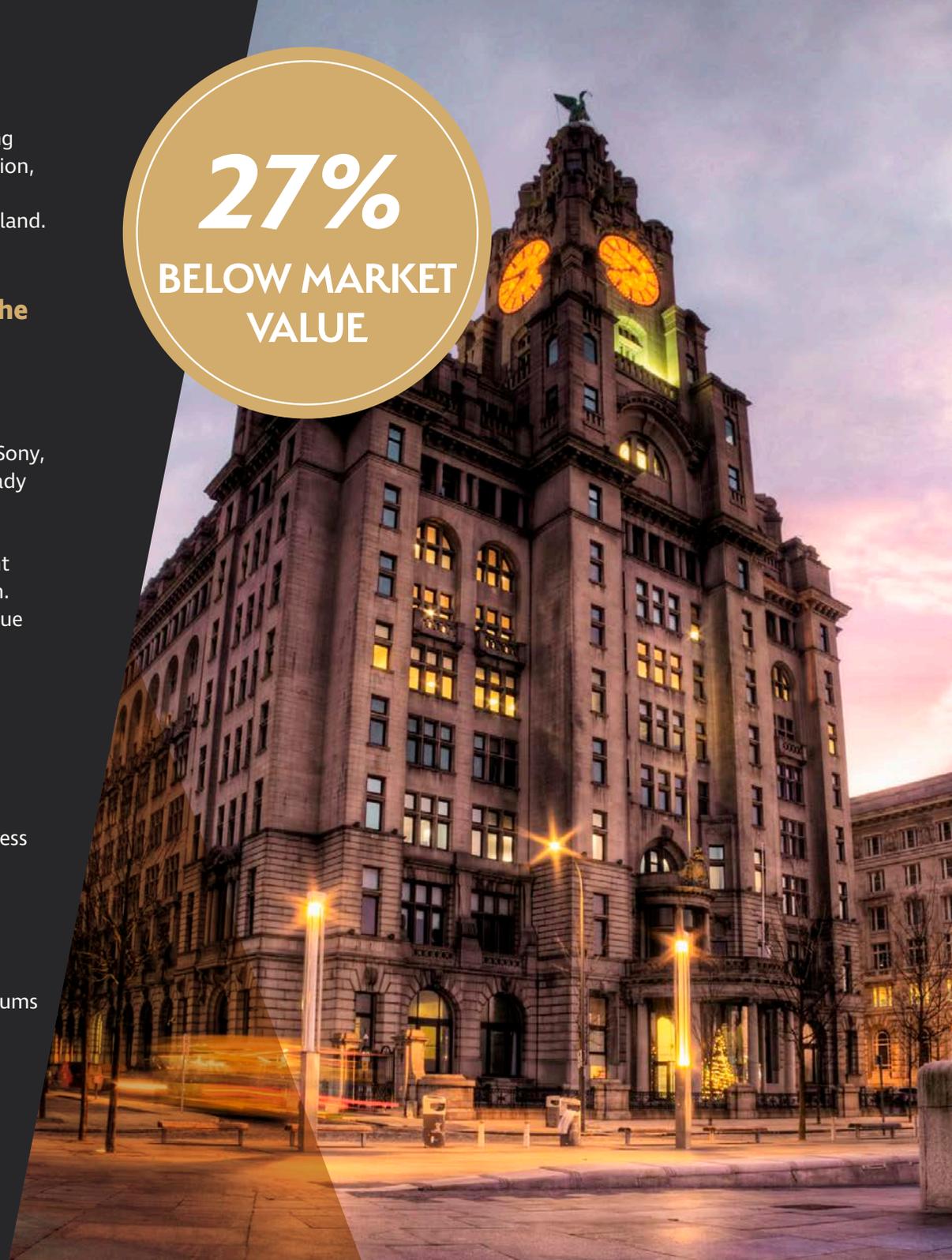
Liverpool is at the heart of the thriving North West economy. Worth £106 billion, the region is bigger than many EU countries, including Denmark and Finland.

“Liverpool's £12bn wealth management industry is the largest outside London”

The city is firmly connected to global markets, with many multinational companies, such as Barclays Wealth, Sony, Jaguar Land Rover and Novartis, already major investors in the city.

Liverpool's £12bn wealth management industry is the largest outside London. The city accounted for £121m in revenue and managed £11.6bn of assets, with Manchester managing £10.7bn and Edinburgh £10.6bn.

27%
**BELOW MARKET
VALUE**



The Offer:

RopeWalks in the heart of Liverpool city centre features 69 brand new luxury apartments, located within a few minutes' walk to the Liverpool One shopping centre. Part of the £100 million award winning regeneration project, it is close to the famous Albert Dock, Echo Arena and major Universities including University of Liverpool.

RopeWalks offers modern studio, 1 and 2 bedroom apartments ranging in size from 25sq.m-75sq.m, with a full private kitchen and En-suite bathroom. It also provides excellent facilities for residents such as a fully equipped gym, laundry and lounge for all residents to enjoy.

RopeWalks provides an assured income of 8% NET for 3 years and will surely enjoy attractive capital growth due to the popular location.

All apartments are fully managed and let by an established management company. A great advantage for any investor looking for an easy rental investment.

Designed by successful and experienced architects with prices starting at just £79,995, RopeWalks is a fantastic opportunity to invest in one of Liverpool's most sought after post codes, L1. When it comes to central locations, RopeWalks just can't be beat.

“Introducing modern luxury living, within minutes of every major landmark in central Liverpool.”

ELDONIAN GROUP

**ROI OF
UP TO 102%
IN JUST 5
YEARS!**



Studio Apartments

- Low prices starting at just £79,995
- £30,005 below 2016 RICS valuation
- Spacious luxury open plan studios
- Averaging yields of 8.41% NET
- Enjoy unique Juliette balconies



**Studio RICS Valuation:
£110,000 - £120,000**

1 Bedroom Apartments

- Low prices starting at just £109,995
- £25,005 below 2016 RICS valuation
- Modern self-contained apartments
- Averaging yields of 8.14% NET
- Enjoy unique Juliette balconies



**1 Bed RICS Valuation:
£135,000**

2 Bedroom Apartments

- Low prices starting at just £139,995
- £15,005 below 2016 RICS valuation
- Fully furnished throughout
- Stylish private terrace



**2 Bed RICS Valuation:
£155,000**

Full Furniture Pack

A contemporary furniture pack will be provided and will include the following:

- 4'6" bed
- Bedside Tables
- Door Wardrobes
- Microwave
- Plasma tv
- Oven
- Hob
- Kettle
- Radio
- Rug
- Mirror
- Towels
- Desk & chair

FREE
FURNITURE
PACK



Purchase Example

- Choose your property and pay a £5,000 Reservation Deposit (this includes £1,000 Admin Fee)
- The solicitors will assist you through the Exchange of Contract (within 28 days)
- 50% of the purchase price is required on Exchange of Contracts, minus the £4,000 Reservation Fee
- 25% due 3 months after exchange
- Remaining balance payable on completion

EARLY LAUNCH OFFER:
27% off plan discount only
available on the first 30 units

Investment Returns

- Purchase price from £79,995
- Income from £6,400 per annum
- Net Yield: 8% assured for 3 years
- Returns from £19,200 in first 3 years



Sought After Location

RopeWalks, Liverpool, L1

Known as Liverpool's 'independent quarter' RopeWalks, L1 is home to creative businesses, independent shops, cafes and bars. Making RopeWalks one of Liverpool's trendiest districts to explore.

It's one of the latest locations in Liverpool to see astonishing redevelopment, attracting £100 million of investment.

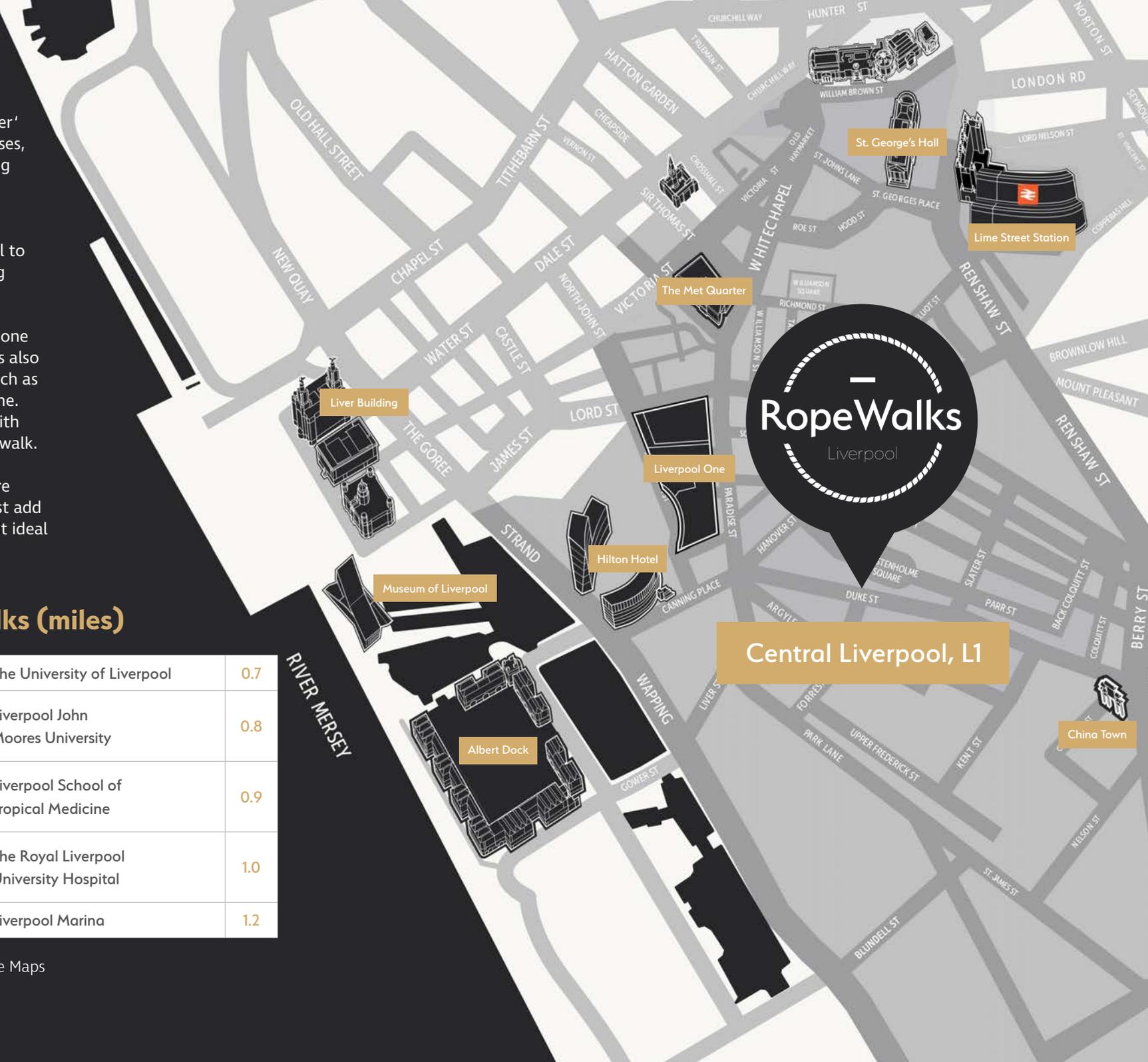
RopeWalks is located just off Bold Street, one of Liverpool's busiest shopping streets. It's also close to the city's popular destinations such as Albert Dock, Echo Arena and Liverpool One. Public transport is extremely accessible with main train stations within a few minutes' walk.

The combination of attractions, city centre retail and proximity to the Universities just add to its extremely central location. Making it ideal for any students or young professionals.

Distances from RopeWalks (miles)

China Town	0.4	The University of Liverpool	0.7
Liverpool One	0.4	Liverpool John Moores University	0.8
Central Station	0.4	Liverpool School of Tropical Medicine	0.9
LIPA	0.5	The Royal Liverpool University Hospital	1.0
Albert Dock	0.6	Liverpool Marina	1.2
Liverpool Lime Street Station	0.6		
Liverpool James Street Station	0.6		
Echo Arena	0.7		

**Distances are approximate. Source: Google Maps



The RopeWalks Area

Traditionally the RopeWalks area was the home of rope making for ships in the 19th Century. Presently RopeWalks has attracted £100 million of investment over the last decade, which has sparked the regeneration of Liverpool's city centre and provided award winning architecture.

The RopeWalks development is situated at Wolstenholme square. Originally owned by the Wolstenholme family, the square was laid out in the mid eighteenth century to provide homes for the city's burgeoning merchant classes.

Nowadays this is an inner city centre area with convenient links to central retail, employment and services. The RopeWalks area has completely transformed itself recently and is continuing to experience massive growth.

A unique public sculpture by internationally acclaimed artist Jorge Pardo features as the focal point of Wolstenholme Square.

Initiated by Tate Liverpool as part of the Liverpool Biennial 2002 and commissioned by the Liverpool RopeWalks Partnership, Penelope is Liverpool's most colourful sculpture.

Arguably the largest piece of public art in Liverpool city centre, Penelope took four weeks to construct and her pieces were specially constructed in Germany and Holland.

Penelope is Pardo's largest permanent piece of outdoor sculpture to date and takes the quality of artwork in Liverpool to another level. The sculpture provides an international centrepiece for Liverpool, while serving to endorse the city's status as a European Capital of Culture.

“The sculpture will transform the square at day and at night, and provides a dramatic new landmark in central Liverpool.”

CHRISTOPH GRUNENBERG, DIRECTOR OF TATE LIVERPOOL

Central
Liverpool

L1



Liverpool's Prosperous Rental Market

Across the UK demand for rental property is near record-high levels with 13.8 tenants chasing every new rental that comes to market. It is therefore unsurprising that investors are eager to add to their property portfolios in the UK, particularly in Liverpool.

Over recent years, Liverpool has enjoyed an incredible period of regeneration, with many of its beautiful period features utilised to help the city on its way to becoming the thriving metropolis that it is today.

With a population in excess of 465,000 – a growth of 5.5% in the past decade alone, Liverpool is growing in popularity and acclaim, which could be attributed to the incredible inward investment opportunities taking place all around the region.

According to The Times, Liverpool is set to benefit in 2016 with the city ranked second in the top five places in the UK for rental yields.

Compared to 10 years ago 23.1% of renting households are couples, up from 13.9%, as occupants prefer to rent rather than buy, with 44% of private tenants not expecting to buy in the long term.

In the North West, tenant demand throughout 2015 rose by 37%. With one of the largest universities in the UK and increasing graduate job opportunities, Liverpool is becoming a city for young renters and students.

Having a student population of up to 70,000 with 60% of them requiring accommodation means new property for the sole purpose of the universities' attendees is in serious demand too.

Meaning new purpose-built developments such as RopeWalks will be in huge demand owing not just to its high-quality build but also its incredible location.

“Rental property is near record-high levels with 13.8 tenants chasing every new rental that comes to market.”



Liverpool: A Student Centre

A Popular University City for International Students

Liverpool is one of the most established centres in the UK for higher education and is home to a number of leading institutions including The University of Liverpool, Liverpool John Moores University, Liverpool Hope University and The Liverpool Institute of Performing Arts.

The combined student population currently stands at 70,000 – almost 15% of the city's total population – with students enrolled from over 100 countries worldwide.

In addition to its reputation as a centre for educational excellence, Liverpool is one of the most desirable places in the world for students to attend university.

As the majority of university campuses are centrally located living near them comes as a huge advantage.

Not only do students look for accommodation close to their everyday place of study, but want something that is easily accessible to amenities, shops, restaurants and nightlife that Liverpool has to offer.

Students are now demanding more from their time at University. Gone are the days of bunk beds and living in dorms miles away from their place of study. Living near all these amenities has now become a major key focus for students looking for their home away from home.



Liverpool John Moores University

- Ranked 69th - 2013 Guardian University league table.
- Developments include the RIBA award-winning £24-million Art and Design Academy, the £25.5-million Tom Reilly Building.
- Higher Education Funding Council for England (HEFCE) awarded LJMU £4.5 million over five years for the establishment of a Centre for Excellence in Teaching and Learning (CETL).

Liverpool Hope University

- The 2011 National Student Survey ranked the Departments of Theology, Philosophy and Religious Studies and Fine and Applied Arts as top in the country for student satisfaction.
- £42 million invested in buildings and equipment over the past 5 years.
- 5:1 ratio of applicants to places secured at the University.
- 92% of students are either employed or are in further education after 6 months after graduation.

Liverpool School of Tropical Medicine

- Over 500 students from 60 countries (LSTM).
- £23 million state-of-the-art facility which puts us at the forefront of infectious disease research.
- Research portfolio worth £200 million.

University of Liverpool

- Ranked 54th - 2013 Guardian University league table.
- The University's Sports and Fitness Centre received a £5 million refurbishment in 2012.
- The university is investing £600 million in its facilities, and has recently opened its new £23 million teaching laboratories. It has also opened a £23 million research facility for the Institute of Infection and Global Health.

The Liverpool Institute for Performing Arts (LIPA)

- LIPA offers degree programmes in Acting, Community Drama, Dance, Music, Theatre and Entertainment Management, Music, Sound Technology, Theatre and Performance Design, and Theatre and Performance Technology.
- LIPA is regularly amongst the top 10 in rankings for specialist institutions.
- £20m was initially invested in creating the institute.



The Developers

Grovemore Developments Limited are part of the hugely successful Eldonian Group Limited (EGL). They are the only UK representative in a Europe-wide study on sustainable urban physical and economic regeneration in 2003 as well as winners of the Bura Crystal Award for Sustainable Communities in 2005.

From the success of the Eldonian Village the Eldonian Group Limited (EGL) was born in 1988. EGL was formed to ensure that a much wider social and economic regeneration framework was implemented, which included the development of commercial, physical and economic projects for the benefit of the community.

Located in the Vauxhall area of North Liverpool, EGL is an award winning national and international regeneration development organisation. It is a community owned and run enterprise and has long been responsible for the regeneration of the Eldonian Village and Vauxhall areas.

Past experiences

The Eldonian Village

The Eldonian Group was part of the team that built the Eldonian Village, which over the last 25 years has built over 400 houses, the Elaine Norris Sports Centre and gym, 4 all weather football pitches, the Eldonian Village Hall public house and restaurant, The Eldonwoods Day Nursery, a Retirement home and 40 apartments (Sibert House).

The Eldonian brand is one of the oldest and strongest brands in England with a history going back nearly 30 years.



F.A.Q's

What is the address of the development?

65 Duke Street, Liverpool, L1

When is the completion date?

Q4 2017

Is the sale handled by UK lawyers?

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

Can I sell my unit/s at any time?

Investors are permitted to sell at any time after exchange of contracts.

When is my rental income paid?

Rental income is paid quarterly in arrears direct to your chosen bank account from completion.

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.

Is Lady Mia Limited part of The Eldonian Group Limited?

Yes, The Eldonian Group Limited have been operating for over 25 years and have been the group behind The Eldonian Village. Grovemore Developments Limited is solely in charge of the construction of RopeWalks.

Who will manage my unit?

Eldonian Brookhaven Limited will manage RopeWalks. They're a management company that was set up over 11 years and currently runs and looks after over 300 private residential units, 400 social units and over 200 students units.

“The demand for owner occupy apartments continues to rise in Liverpool, with limited space available to build new developments. This is the perfect time to invest in city centre property.”

