



**TURYAP<sup>®</sup>**  
UK

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**N<sup>o</sup> 1 HATTON GARDEN**

LIVERPOOL L3



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## IT No.1 HATTON GARDEN

No.1 Hatton Garden is a former office building that is soon to be transformed into luxury city centre residential apartments. Perfect for young professionals and couples, each apartment will radiate a homely feel without compromising on space or style.

Situated on Hatton Garden this quiet area is sandwiched between the Georgian Quarter, Retail Core and Commercial District making it a perfect location for city centre living.

There are already a number of well-established long term residential communities on and adjacent to Hatton Gardens supplemented by a range of local amenities such as coffee shops, convenience stores,

gyms and doctor's surgeries. Within three minutes' walk of Hatton Garden occupants can tap directly into everything the city centre has to offer and the green space of St Johns garden is within 100m with the World Heritage Waterfront 500m in the opposite direction.

The location has excellent transport links by road, rail and bus with Lime Street Station being only 4 minutes' walk away, taking you directly to Manchester in 30 minutes and into London in under 2 hours.

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SPACIOUS  
BRIGHT  
CONTEMPORARY  
APARTMENTS  
IN A KEY  
LOCATION



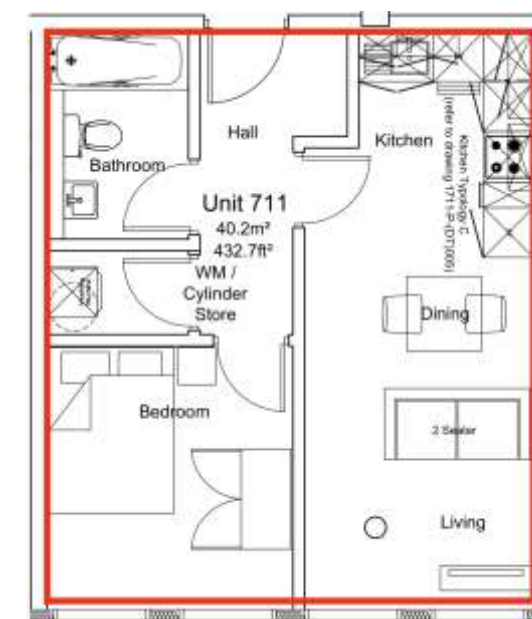
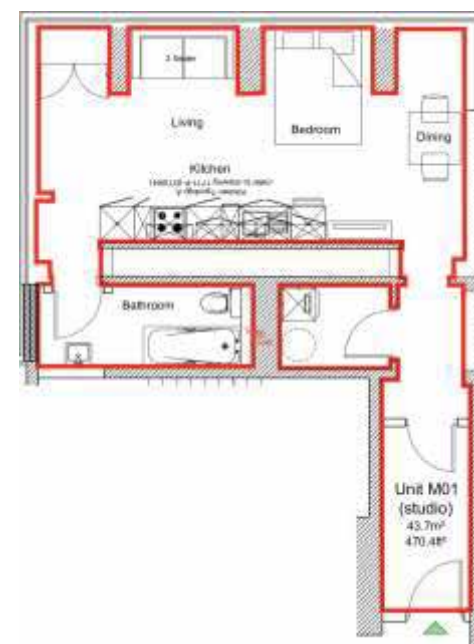
# LUXURY APARTMENTS IN THE HEART OF LIVERPOOL

The apartments will comprise of studio, one and two bedrooms and come with the opportunity to purchase on-site secure car parking spaces. The apartments are designed to high standard complete with fully fitted kitchens, hydro massage baths, halogen lighting throughout. The upper floors will boast open views extending across Liverpool city centre.

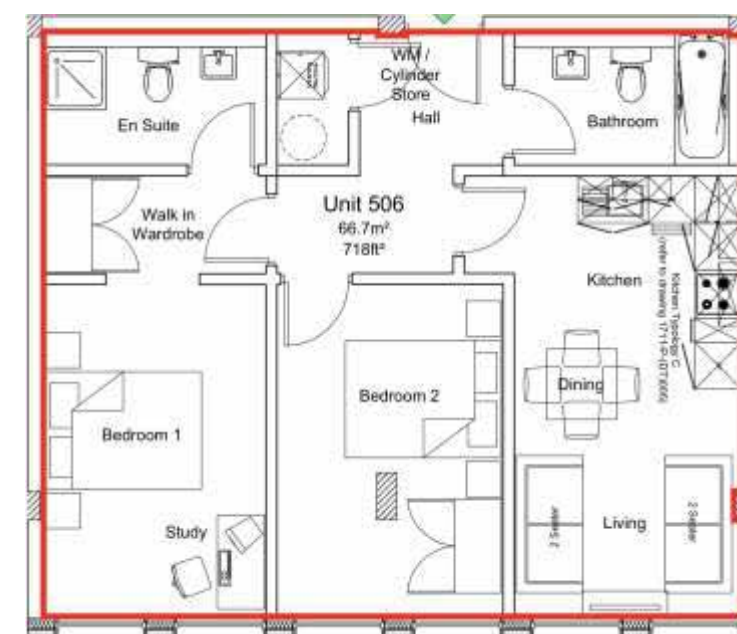


STUDIO APARTMENT

ONE BEDROOM



TWO BEDROOM





# FASTEST GROWING ASSET CLASS IN EUROPE'S HOSPITALITY INDUSTRY.

## FINANCIAL BREAKDOWN EXAMPLE

Purchase Price	£136,000.00
Monthly Operating Income	
Gross ARI @ 75% occupancy.	£27,375.00
Average Monthly Rent	£2,281.25
Gross Monthly Operating Income	£2,281.25
Monthly Operating Expenses	
Property Management Fee @ 15%	£342.19
Other associated monthly costs	£506.67
Monthly Operating Expenses	£848.86
Net Operating Income	
Total Annual Operating Income	£27,375.00
Total Annual Operating Expense	£10,186.25
Annual Net Operating Income	£17,188.75
Mortgage Information	
Cash Deposited 25%	£34,000.00
Amount Borrowed 75%	£102,000.00
Length of Mortgage (years)	25 Years
Interest Rate PA (Interest Only).	4.0%
Initial Investment	£34,000.00
Monthly Mortgage	£340.00
Total Annual Debt	£4,080.00
Cash Flow and ROI	
Monthly Cash Flow (before taxes)	£1,092.40
Annual Cash Flow (before taxes).	£13,108.75
Cash on Cash Return (ROI).	38.56%

## ABOUT SERVICED ACCOMMODATION

Serviced accommodation is one of the fastest growing sectors within the hospitality industry. Demand is driven by the desire for a home from home experience in a more spacious environment, similar to the successful Airbnb model.

The investment potential for savvy investors in this sector is undeniable. The returns generated from a serviced apartment let on a short term basis far outweigh those of a traditional buy-to-let purchase in the same location. Earnings average between 15%-20%, based on 60% occupancy levels and investors are expected to double their returns in comparison to a standard traditional long term let.

The two key factors for a successful short term rental property are simple - great location coupled with

professional management. A management company will promote the property via the appropriate marketing channels to achieve maximum occupancy and implement the highest standards of maintenance to ensure that guests enjoy their stay, leave favourable reviews and return again in the future.

Once purchased, the apartments retain a residential title which allows them to be used for short term lettings. Owners have the flexibility to use the property themselves or let it out. Specialist short term letting companies are available on request. Alternatively, owners have the option to engage a management company of their choice.

Should an owner decide to sell, these apartments are likely to be a sought after asset due to the excellent ROI's and ever-increasing demand for serviced accommodation

LOW-RISK REFURBISHMENT PROJECT

FULLY MANAGED

INCOME GENERATING ASSET

DESIRABLE CITY CENTRE LOCATION

EXPERIENCED DEVELOPER

AIRBNB FRIENDLY

RARE OPPORTUNITY

PROJECTED 10% + NET RETURNS

24 HOUR CONCIERGE

## ONSITE SECURE CAR PARKING FOR APARTMENT BUYERS

Within the Hatton Garden development, investors can benefit from secure, underground parking at a discounted rate.

The benefits of a secure city centre car parking space can considerably add value to your investment, making your unit more attractive as a buy to let property.

With secure fob entry and direct internal access to the apartments, a parking bay at Hatton Garden can bring an additional

rental yield of between £85 - £100 per month. Coupled with the unit rental yield over the course of a year, this can amount to a significant return.

Investing in a city centre car parking space will cost Hatton Garden investors just £15,000.

THERE ARE ONLY A LIMITED NUMBER OF CAR PARKING SPACES AVAILABLE SO DON'T MISS OUT.

£85 - £100 PM

ADDITIONAL RENTAL  
YIELD PER APARTMENT  
WITH CAR PARK BAY





# LIVERPOOL NAMED THE UK'S NUMBER ONE BUY-TO-LETHOTSPOT

University cities place strongly on the league table of buy-to-let hotspots. Students are reliable tenants and can give landlords the kind of stable rental income needed to realise a healthy return on their investment. The key element throughout most of the top postcodes is that property prices remain relatively affordable for the UK, but demand to live there is reasonably high - something which a strong student population bolsters.

With a student population of 70,000, Liverpool's popularity as a destination for those in higher education is matched by the

opportunities it offers buy-to-let investors. Liverpool postcodes dominate the yield table once again, taking the top three spots. Liverpool's L7 remains in top spot. The postcode covers City Centre, Edge Hill, Fairfield and Kensington and its proximity to two of Liverpool's three universities makes it a favourite for student lets.

Liverpool postcodes also dominate the top 25 buy-to-let yield table, with 2008's European Capital of Culture making up eight of the top 25 postcodes





# LIVERPOOL'S ECONOMY HAS GROWN AN ASTONISHING 71.8% SINCE 1995

Liverpool's economy is one of the fastest growing economies in the UK with an annual growth rate of 15%. This is due to several factors one of which is a booming property market in both the residential and leisure sectors along with a thriving tourism economy.

Over 28,000 skilled people are employed in the business services sector across Liverpool. The city is a hub for international trade boasting one of the most active ports in the UK. Liverpool furthermore has a reputation as a world-class centre for wealth

management. Liverpool has a constant focus on inward investment. One of the main examples of this is the £5.5 billion Liverpool Waters project. It entails developing the city's historic docklands area into a new commercial and residential district.

Liverpool has several prestigious universities which collectively serve over 50,000 students. The city has a growing and thriving economy with a GVA of £9.15bn, the most productive city outside of London. This means the city boasts significant and varied employment prospects for graduates.

30bn

Avg city  
region economy

£38bn

Visitor spend for  
the local economy

50bn

Value of Investment in  
Liverpool over next 50 years



“Our consultants will work closely with you to make the buying process as easy as possible.”

#### PEACE OF MIND

SECURE YOUR PROPERTY WITH A 15% DEPOSIT ON EXCHANGE. 10% OF WHICH IS FULLY PROTECTED BY A DEPOSIT PROTECTION POLICY. ALL OF OUR DEVELOPMENTS ARE FULLY FUNDED AND SUPPORTED BY A RANGE OF FUNDING PARTNERS WHO FUND THE CONSTRUCTION ON A STAGE SIGN OFF BASIS. THIS IS IN LINE WITH PROGRESS ON THE JOB WHICH IS MONITORED BY AN EXTERNAL QUANTITY SURVEYOR

PAY £2,500 RESERVATION FEE & INSTRUCT LAWYERS

02

TRANSFER 85% OF THE FUNDS ON COMPLETION

04

01

CHOOSE AN APARTMENT TO BUY

03

TRANSFER 15% OF THE FUNDS ON EXCHANGE

05

SIT BACK AND ENJOY YOUR HANDS OFF INVESTMENTS

## THE BUYING PROCESS

Our dedicated team of advisors are experts in planning the best strategy for you to achieve your investment goals. From the initial enquiry through to completion, our consultants will work closely with you to make the buying process as easy as possible.

We are known for developing a number of extremely successful schemes over the years and therefore expect this project to be in high demand. We advise any interested parties to get in touch with our advisors as soon as possible to avoid disappointment.

Backed by an experienced team and a history of successful projects, our purchase process is clear and transparent. Our advisors are on-call to take you through each step of the way.



## ABOUT THE AREA

Hatton Garden is a premium area nestled within the heart of Liverpool city centre. Closely located to the city's financial district and the vibrant night life and shopping quarters, Hatton Garden is perfectly placed for those wanting to conveniently experience everything Liverpool has to offer. The location further boasts excellent transport links with Moorfields station just a few moments away and Liverpool Lime Street a short 10-minute walk. There are further excellent road links with major motorways close by, as well as Liverpool John Lennon airport being just 30 minutes by car.

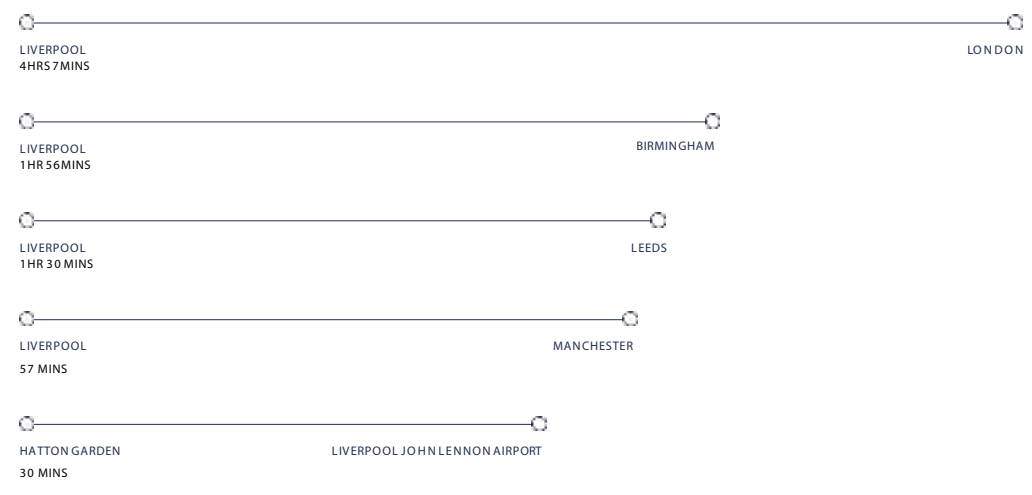
- |                              |                             |
|------------------------------|-----------------------------|
| 1. LIME STREET STATION       | 6. LIVERPOOL WATER FRONT    |
| 2. LIVERPOOL ONE SHOPPING    | 7. LIVERPOOL UNIVERSITY     |
| 3. LIVERPOOL CENTRAL STATION | 8. LIVERPOOL ROYAL HOSPITAL |
| 4. METROPOLITAN CATHEDRAL    | 9. JAMES STREET STATION     |
| 5. LJM UNIVERSITY            | 10. MOORFIELDS STATION      |

# CONNECTIVITY

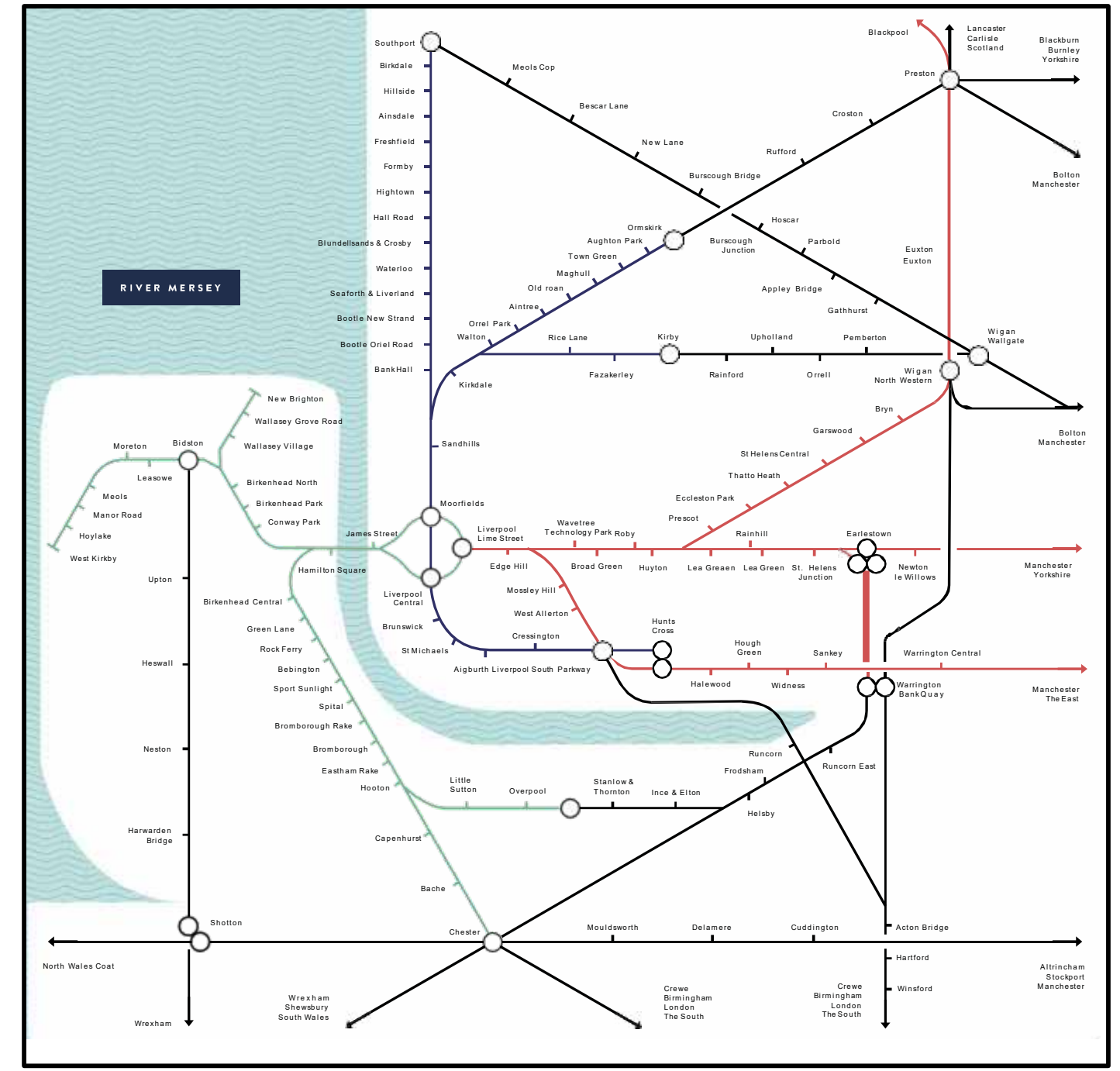
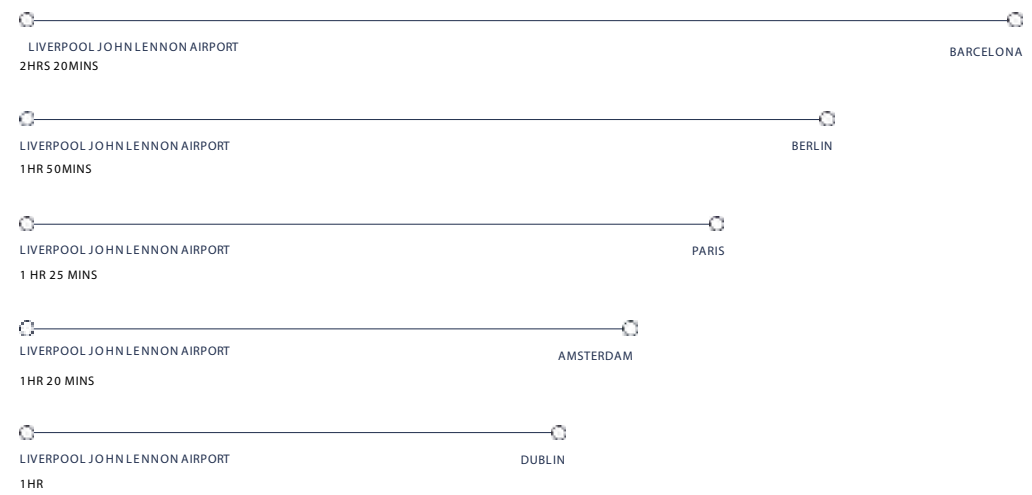
## RAIL



## ROAD

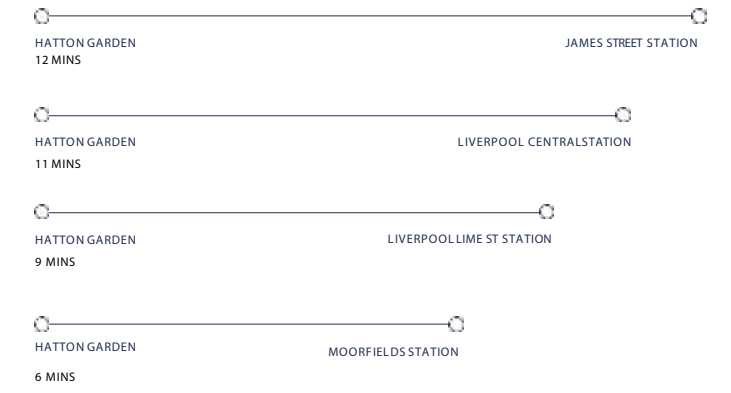


## AIR



## WALK

### FOOT



## KEY





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