

# The Queensbury





# THE INVESTMENT

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Investments  
starting at  
84,995 GBP

+

Title deed  
issued by HM  
Land Registry

+

10% net yield,  
guaranteed by way  
of a 10 year contract

+

Option to extend  
rental contract for  
a further 10 years

+

Buy back option  
in year 10 at 115%  
of purchase price

# OUR OFFER

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01

Attractive Entry Point  
Units starting at 84,995 GBP

02

Guaranteed Returns  
10% guaranteed net yields

03

Title deed issued by HM Land Registry  
250 Year leasehold

04

Extension Option  
Option to renew the rental contract  
for a further 10 years, offering a 20 year term

05

Fixed Quarterly Payments  
Quarterly payments direct to the investor's

06

Buyback  
Buyback option in year 10 at 115% of purchase price

07

Tenant Responsible  
for Expenses and Maintenance  
All bills, maintenance and repairs are covered  
by the tenant ensuring a guaranteed fixed  
income stream to your account

08

Property Management  
The property throughout the term will be managed  
by a dedicated and professional team ensuring you  
a fully hands off investment with your guaranteed  
fixed income throughout your investment.

## METHOD OF RETURN PAYMENTS



### Fixed Return Payments

+ Payments will be made retroactively and quarterly in accordance to a fixed schedule.

01

MAY

01

AUGUST

01

FEBRUARY

01

NOVEMBER

# THE OPPORTUNITY

+

## High Demand for Care Homes in the UK

Already at 90% of total capacity, the care home sector in the UK is experiencing record-breaking demand. It is one of the fastest growing sectors in the UK today.



### Increase in Life Expectancy

Today there are more elderly people living in the UK than ever before. More than 14 million people, approximately 18% of the population, are over the age of 65 - and this figure is expected to grow by 20% in the coming decade. This growth rate is five times higher than that of the working age population in the UK.

**14** million people are over 65 in Britain



### Private Sector care homes on the rise

Today there are about 21,000 care homes in the UK. Following the significant reduction of public sector funding, resulting in an accelerated, successful privatisation process, 95% of care home beds are provided by the private sector. It is estimated that the demand for beds in care homes will rise by 60% until 2023 and by 150% until 2043.

**150%** rise in demand for beds in care homes by 2043



### Reaching the Golden Years

There are many more elderly people living in the UK today, and they rightfully expect to enjoy the comfort, security and social environment that are so important for those reaching retirement. In the UK the idea of living in a care home in your golden years is very much embedded in the local culture.


**1/4** 1 in 4 pensioners will live in a care home by the age of 90



### And Now... The Opportunity!

The progressive rise in life expectancy in the UK, as in other developed countries, means that there are many more people who are older than 65. At the same time, the number of care homes in the UK has decreased by more than 50% in the last decade, from approximately 46,500 facilities to about 21,000, as a result of the government's decision in 2008 to largely stop subsidizing care homes. These two factors when put together have led to a high increase in demand - and, in turn, created this outstanding investment opportunity.

**14.5** billion pounds is spent caring for the elderly annually



Cartwright Care has more than 30 years of experience in the British care home sector. When investing in our project, you are placing yourselves at the forefront of this dynamic sector and taking advantage of the following benefits:

01

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Entering a rapidly growing market, with high and steady demand.

02

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Investing in a care home that is managed and operated professionally, based on decades of experience.

# THE PROPERTY

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[Queensbury Nursing Home](#) is an operational care home situated in the city of Leeds, West Yorkshire, United Kingdom. The home is located in one of Leeds' most affluent neighbourhoods, in the heart of a flourishing community.



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[Queensbury Nursing Home](#) is within close proximity to one of Europe's biggest city parks which boasts over 700 acres of parkland, lakes, woodland and scenic gardens which attracts over a million visitors every year.



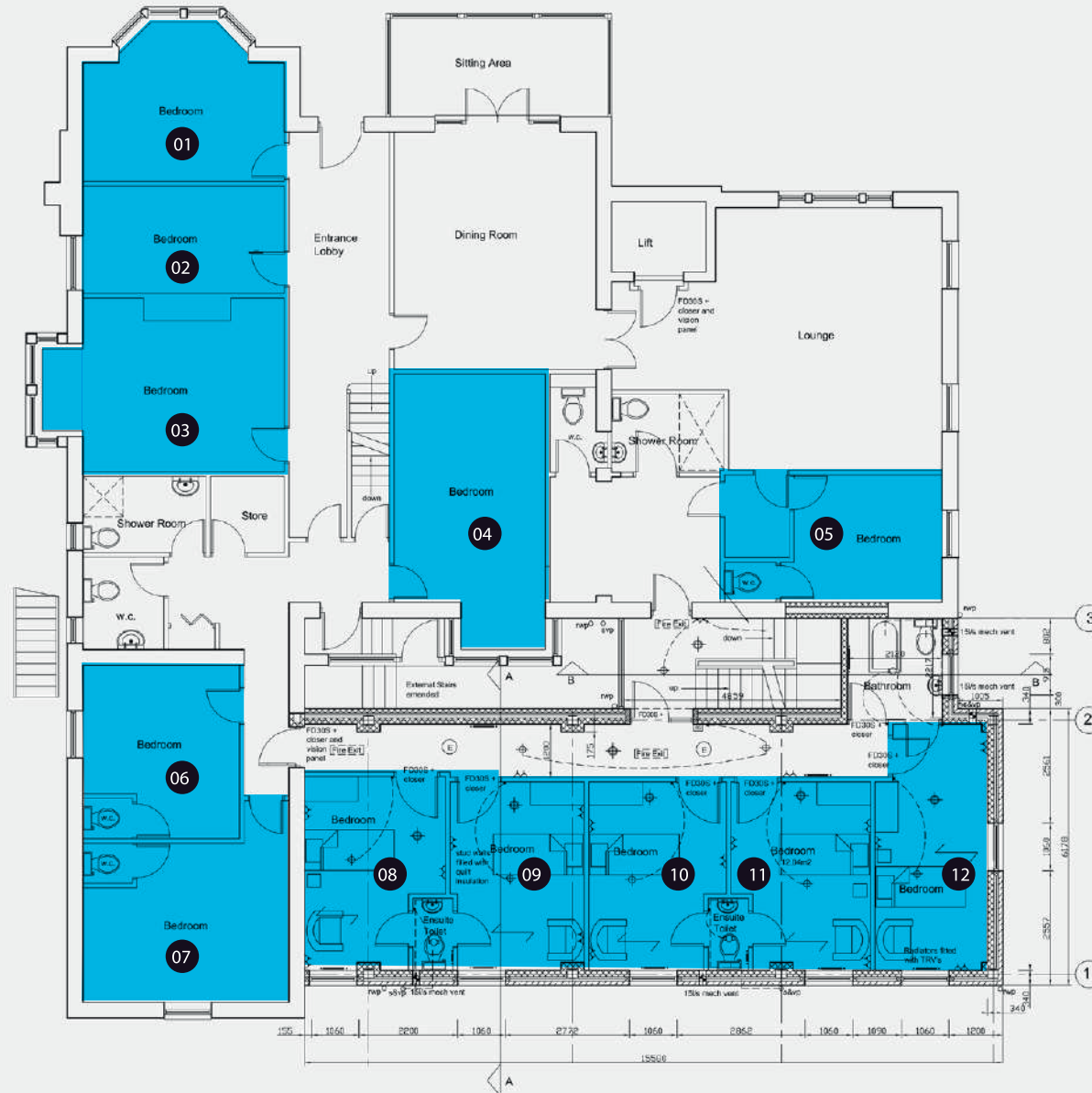
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[Queensbury Nursing Home](#) has been operating successfully for over 25 years and has earned an excellent reputation attracting a wide reaching customer base.



# GROUND FLOOR

Number of Rooms / 12





# FIRST FLOOR

Number of Rooms / 15



# SECOND FLOOR

Number of Rooms / 9



# THE LOCATION



Leeds is one of the most innovative and diverse cities in the UK. Situated in West Yorkshire, approximately 280 km from London and about 70 km from Manchester, the metropolitan is ranked as the largest economic centre of the UK, after London.

The city holds a population of 800,000 people, and has a vibrant metropolitan home to 2.5 million people.

Leeds was considered an industrial city up until the 90's. This has drastically changed over the last couple of decades through private and government led regeneration and re-development at a staggering rate. Today Leeds is a major commercial and regional centre in north England and a leading UK city in the economic, financial, media and tech sectors.





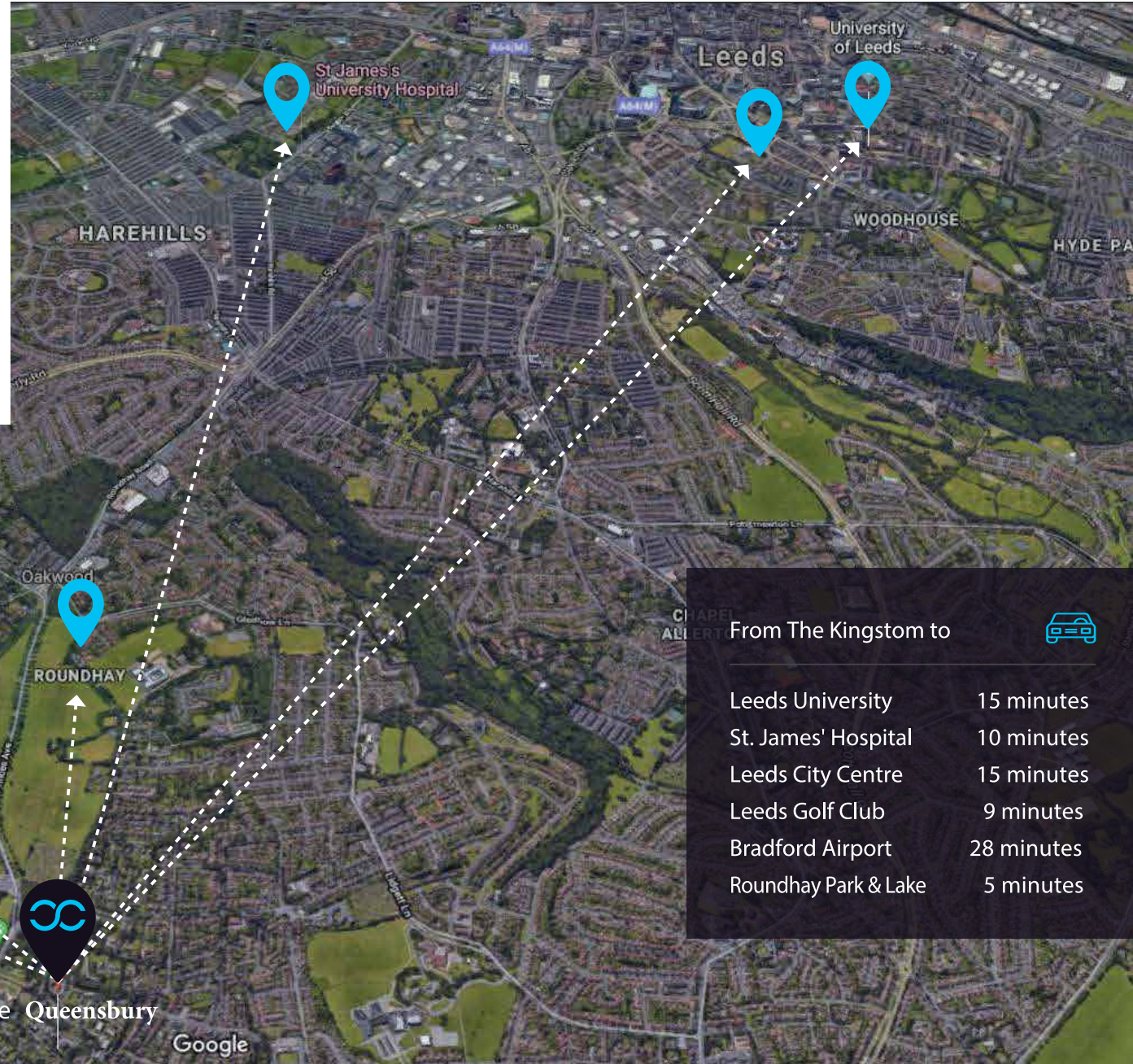
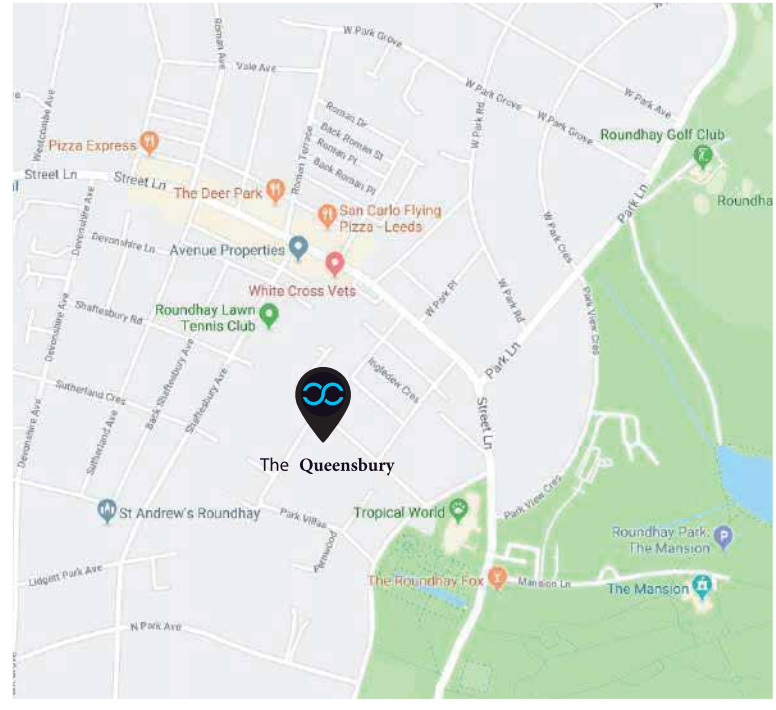
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The city benefits from excellent road and rail communications. Leeds is considered a main transportation hub, home to the busiest train station in the UK, outside of London. Over 900 trains and 100,000 passengers pass through this station daily. Travel time on the express train from Leeds to London stands at just over two hours.

Leeds is also home to one of top ranking universities in the UK that attracts over 33,000 students from more than 130 countries. The city's football club, Leeds United, is internationally renowned holding an impressive track record in the Premier League.

Leeds holds 22% of the digital health jobs in Britain and is a centre of digital innovation - with the largest market segment outside of London today.

Travel times from Queensbury to major destinations in the area



From The Kingstom to	Travel Time
Leeds University	15 minutes
St. James' Hospital	10 minutes
Leeds City Centre	15 minutes
Leeds Golf Club	9 minutes
Bradford Airport	28 minutes
Roundhay Park & Lake	5 minutes

