



THE ROSCOE

L1 BOUTIQUE APARTMENTS



TURYAP^{UK}

Investment at a Glance

Boutique apartments

- 1- and 2-bed residential apartments
- Fully managed, passive ownership
- Ideal buy-to-let purchase

At the heart of the city centre

- Prime L1 City Centre location
- Adjacent to £2 billion investment
- High quality tenant profile

Financial highlights

- 6% NET income assured for 2 years
- 24% capital growth predicted by 2024
(six times faster than greater London)
- Early investor incentives available

Contents

Benefit from Investing in UK Property	4-5
UK Buy-to-Let	6-7
Liverpool: The 2020 Property Hotspot	8-9
Why Invest in Liverpool?	10-11
Introducing The Roscoe	12-15
L1 City Centre Location	16-17
Liverpool's Premium Neighbourhood	18-19
Investment Options	20-21
Investment Returns	22-23
Developer Track Record	24-25

Benefit from Investing in UK Property

Supply unable to keep up with demand

Estimated shortage of 300,000 new homes each year

Homeownership at all-time low

Demand for rental property will reach 6 million by 2025.

Buy-to-let landlords have enjoyed incredible returns of nearly 1,400% since 1996.



Security of UK Property

UK real estate is recognised globally and provides a safe and secure investment environment for overseas and UK investors.



Real estate is the largest non-financial asset in the UK with a NET value £5.1 trillion¹



Highest levels of legal protection for investors



Strong rule of law – Rights of individuals and property are strongly safeguarded



Highest level of political stability

¹ National Balance Sheet - Office for National Statistics.



UK Buy-to-Let

UK buy-to-let property is widely considered lower risk and less volatile than stocks and shares.

The tangible nature of bricks and mortar and its ability to significantly outperform stocks, has made investment in UK property highly desirable for investors.

In recent years, emerging locations including Northern Powerhouse cities have enabled investors to achieve higher yields, with rental returns outperforming London's buy-to-let market.

Liverpool has emerged as a top-performing choice for developers and investors alike. The city's property market currently offers some of the highest yields and growth potential currently available on the market.

Liverpool: The 2020 Property Hotspot

No.1 for buy-to-let returns

£14 billion investment regeneration

For investors searching for the next UK property hotspot, Liverpool has undeniable factors that make it a very strong contender for capital growth potential. The city has the best average wage vs average property price ratio in England – this is one of the best indicators for property price growth. With £14 billion worth of investment underway and a new high-speed rail link to London, Liverpool has a very bright future.

Liverpool is home to the UK's fastest growing inner-city populations. According to Centre for Cities, the number of people living in the city dramatically increased between 2002 and 2015, rising by 181% to 25,600 people.

Liverpool is already widely regarded as one of the UK's best locations for buy-to-let property investment. The city's L1 postcode is currently ranked as the number one location for returns in Totally Money's 2019/2020 UK Buy-to-Let Yield Map.

What's more, the city offers property investors plenty of growth potential. North West region is expected to see gains of 24% over the next five years. These upward trends all point to steady growth potential for property investors.

As a result, Liverpool is firmly at the top of developer's and investor's wish lists. The city is already undergoing a significant transformation and with the government's continued backing of the North of England, Liverpool's property market is set to become a top performing regional market.

“Over the next 5 years, property prices in the North West will significantly outpace the rest of the UK.”

Why invest in Liverpool?

Under **30^s**
Liverpool is home
to one of the UK's
youngest populations



Over
57,000
students across 5 world-
class universities

Ranked **no.3**
for start-up businesses
across the UK

No.1 location for
buy-to-let yields in 2020
(Totally Money)



50% of all people
living in Liverpool are
young professionals



UK's **fastest**
growing city centre
population

One of the UK's
best
performing property
markets over the last
10 years

£14 billion
worth of investment
underway

Savills forecast house
prices in the North
West will increase by
24%
by 2024 (six
times faster
than Greater
London)

Best average
wage vs average property
price ratio in England – one
of the best indicators for
property price growth

Ranked **No.1** for
and business growth and
entrepreneurship

New high-speed rail link to London
planned, reducing journey time to just

1hr 15 mins





Introducing The Roscoe

The Roscoe is a boutique collection of 82 beautifully presented 1- and 2-bedroom apartments in the heart of Liverpool city centre, within walking distance of every amenity and expertly designed for the burgeoning rental market.

Buy-to-let landlords will have peace of mind that their apartment is fully managed by a leading management company, who will take care of everything for them.

The prime central location and build quality will ensure the apartments are reliably let to high calibre tenants long term.





THE ROSCOE
L1 BOUTIQUE

Li Boutique Apartments



Modern & stylish
city centre living



LI City Centre Location

City centre rental properties offer investors strong capital growth potential and reliable rental returns.

Tenants who seek properties in a centralised location are often affluent young professionals or graduates. This highly desirable tenant pool expects high-quality accommodation in the heart of the city, with the hustle and

bustle of what it has to offer on their doorstep.

The Roscoe is in the heart of Liverpool's city centre and will appeal to the city's buoyant rental market. Owning a rental apartment in this area will help to safeguard your returns for many years to come.

On the doorstep of a £2 billion regeneration scheme

Upper Central is a £2 billion flagship regeneration scheme covering 56 acres. Set to create 7,000 new jobs, it aims to create a new, vibrant central zone with new shops, offices, galleries, bars, restaurants, gyms and university space on a scale equivalent to London's Kings Cross. A key component of Upper Central will be the new commercial

space for tech and digital businesses, alongside futuristic educational space.

The Roscoe will become a natural choice for renters working in this sector which will allow investors to capitalise on the £2 billion regeneration on its doorstep.



£2 billion Upper Central investment	2 min walk
Liverpool John Moores University	2 min walk
Liverpool Central Station	6 min walk
Chinatown	6 min walk
University of Liverpool	7 min walk
Liverpool Lime Street Station	8 min walk
Liverpool ONE shopping centre	9 min walk
Royal Liverpool University Hospital	12 min walk

Distances are approximate. Source: Google Maps.

Liverpool's Premium Neighbourhood

The Roscoe is in the heart of Liverpool's city centre and is located on the cusp of two of the city's most sought-after areas.



Georgian Quarter

The Georgian Quarter is the most prestigious residential sector of Liverpool's city centre. It boasts a wealth of history and has been named in the Best Places to Live by The Times.

This stylish part of the city is home to the UK's largest collection of Georgian properties outside of London. The area's historical beauty has made it a popular choice for production companies, filming everything from Hollywood Blockbusters to popular TV dramas.

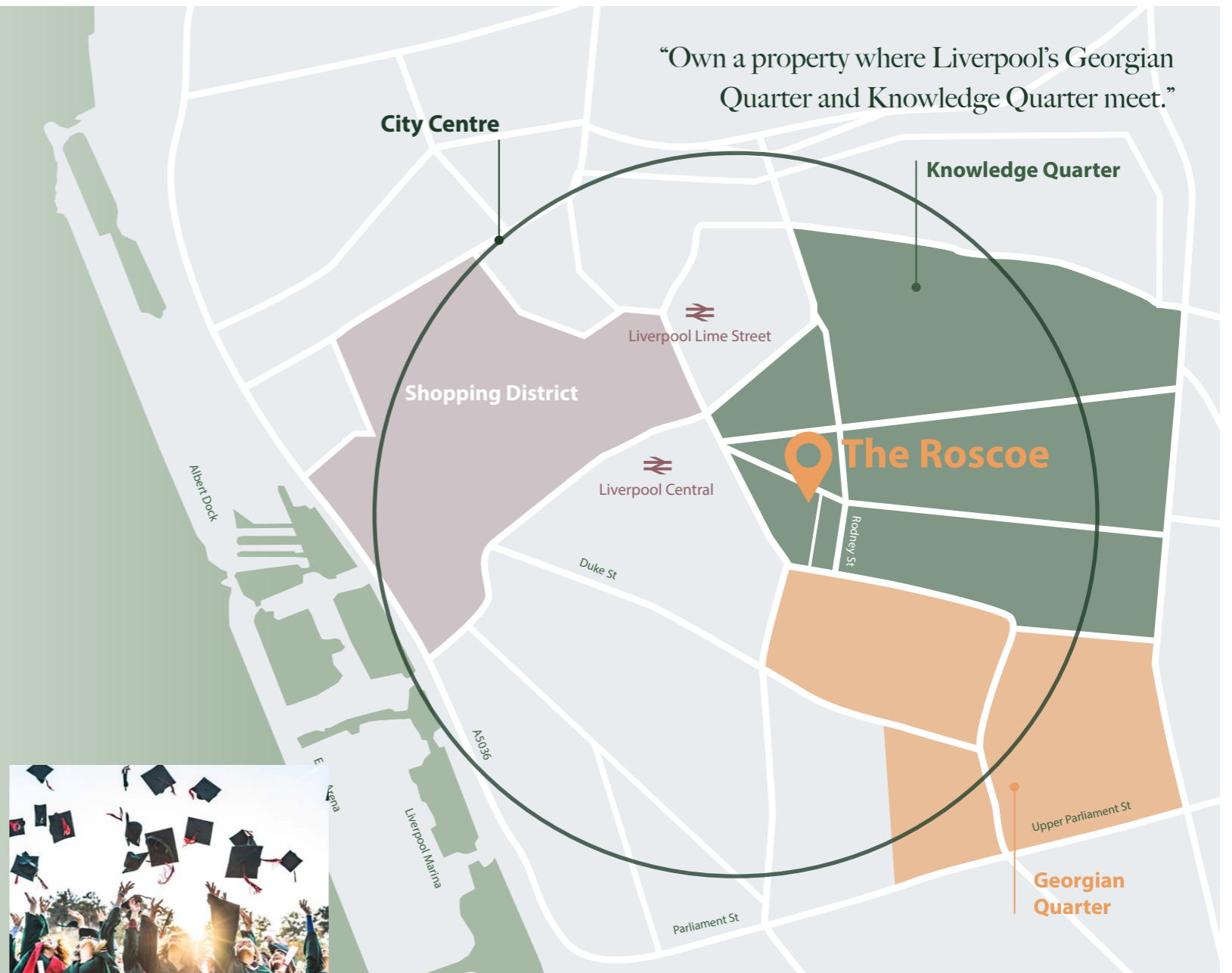


Knowledge Quarter

The Knowledge Quarter in Liverpool has been one of the city council's main points of focus for the past few years.

The plan is for the area, which stretches from Liverpool Central to the Liverpool Hope University Creative Campus and back towards the Liverpool Institute of Performing Arts, is to become a centre of innovation and education that promotes jobs growth and expansion.

"Own a property where Liverpool's Georgian Quarter and Knowledge Quarter meet."



Science and creativity have long been the drivers of investment from local authorities and private companies in the area, and it's believed that the £1 billion-plus set aside for spending on the Knowledge Quarter will not only push forth innovation but will also see thousands of jobs created in the area.

The Roscoe will help meet the demand for stylish housing in area and will provide property investors with an opportunity to enter one of the UK's best buy-to-let property hotspots.

Investment Options

Apartments are sold on a 250-year leasehold and are delivered ready to let, with fully fitted kitchens and bathrooms.

1 bedroom apartments from £135,950

Assured NET annual income £8,157

2 bedroom apartments from £185,000

Assured NET annual income £11,100

Purchase Cost

Legal Fees

Legal fees are estimated to be around £1,000 fully inclusive of VAT, searches and disbursement costs.

Furniture Pack

1 bedroom apartment £4,000

2 bedroom apartment £5,000

Stamp Duty Land Tax is payable. The amount will vary depending on your individual circumstances.



Ease of Purchase

Tailored payment plans available – contact your consultant to find out more.

- Transparent purchase procedure
- Safe and secure property ownership
- Staged payment plan throughout construction

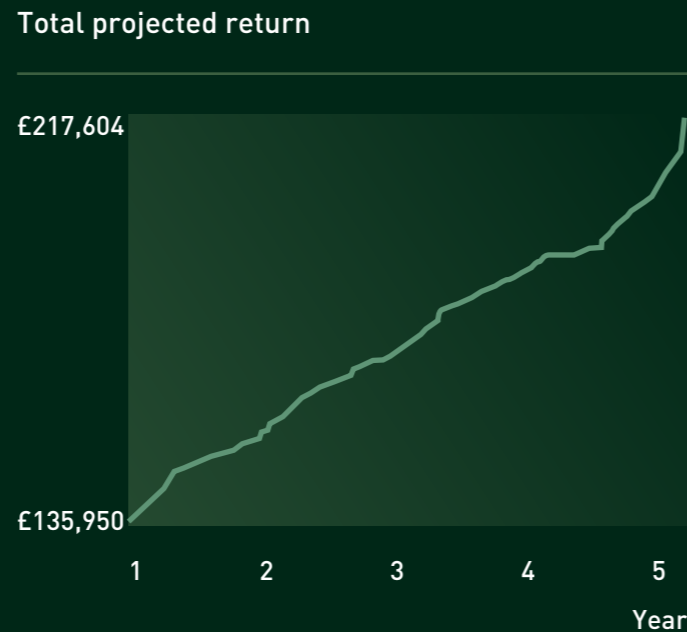
Investment Returns



Example 1 bed layout

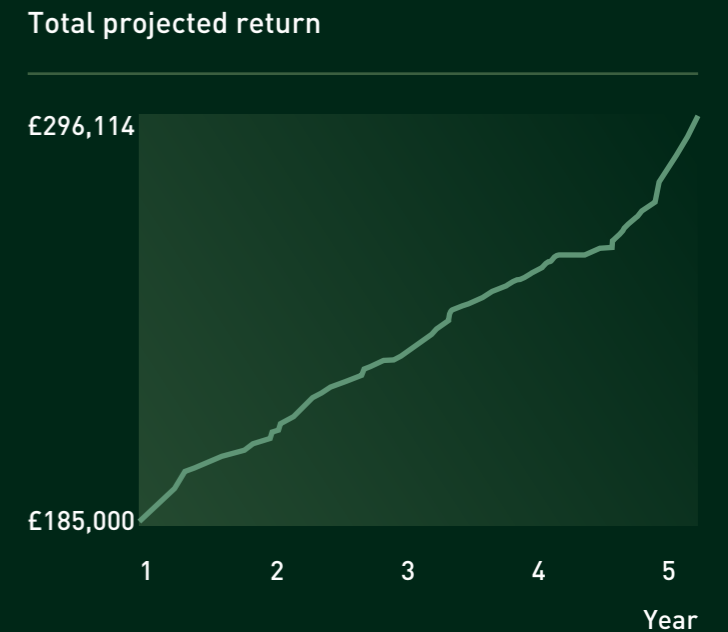
5-Year Investment Forecast

1 bedroom apartment from	£135,950
NET annual income (6%)	£8,157
NET income over 5 years	£42,283
Anticipated capital appreciation over 5 years	£39,371
Total projected return over 5 years	£81,654
ROI % over 5 Years	60%
Annualised NET ROI	12%



5-Year Investment Forecast

2 bedroom apartment from	£185,000
NET annual income (6%)	£11,100
NET income over 5 years	£57,538
Anticipated capital appreciation over 5 years	£53,576
Total projected return over 5 years	£111,114
ROI % over 5 Years	60%
Annualised NET ROI	12%



*Annual income fixed at 6% NET for the first 2 years, assuming 3% annual rent increase thereafter. Capital growth based on Savills 2020 North-West forecast of 24.1% by 2024. Please note these financials are for indicative purposes only and may be subject to change.

Developer Track Record



CENTRAL & REGIONAL
CONSTRUCTION GROUP

With over 20 years of experience, CRC Group is a successful UK construction company that has delivered a large portfolio of properties in the north of England.

Boasting a proven track record, CRC Group delivers innovative projects across a variety of real estate sectors including student accommodation, commercial, and residential.

With a dedicated focus on sustainable builds that deliver

high quality, long-term housing solutions, The Roscoe will mark CRC Group's 6th development in Liverpool city centre.

To date, the company has paid over £9 million in assured income to their property investors.

20 years of
experience

Total value of portfolio
£50 million

Over
750 units
delivered

95% average
occupancy rate

Projects
Designed by
award-winning
architects

Sustainable
properties
delivered

£9 million
of assured income
paid to investors



Disclaimer:

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