



# Liverpool Buy-to-Let Apartments



## Investment highlights:

- 6.5% NET rental return assured for 3 years
- 15% early investor discount
- Luxury studio, 1 and 2 bedroom apartments
- Sold on a 250-year leasehold
- Established UK developer
- Fully managed upon completion
- A selection of inviting on-site facilities will include a state-of-the-art gym and yoga studio, a cosy cinema room, an ambient spa and indoor swimming pool, spacious meeting rooms, and landscaped outdoor spaces that transcend offerings currently available on rental market



Infinity Waters is a collection of 3 iconic, residential towers on a prime waterfront location in Liverpool's city centre.

Boasting incredible river and city views, Infinity Waters will emerge as Liverpool's signature address for luxury living thanks to its world-class onsite facilities which include an indoor pool, a full spa, cinema

and meeting rooms, private outdoor areas, a modern gym and an exceptional concierge service.

Investors will secure a long lease on a sleek and sophisticated new-build apartment, which will provide an assured income of 6.5% NET per annum for 3 years.

### Secure income

Assured

# 6.5%

NET per annum for  
3 years

### Fully managed

An established  
management company  
manages your property  
on your behalf

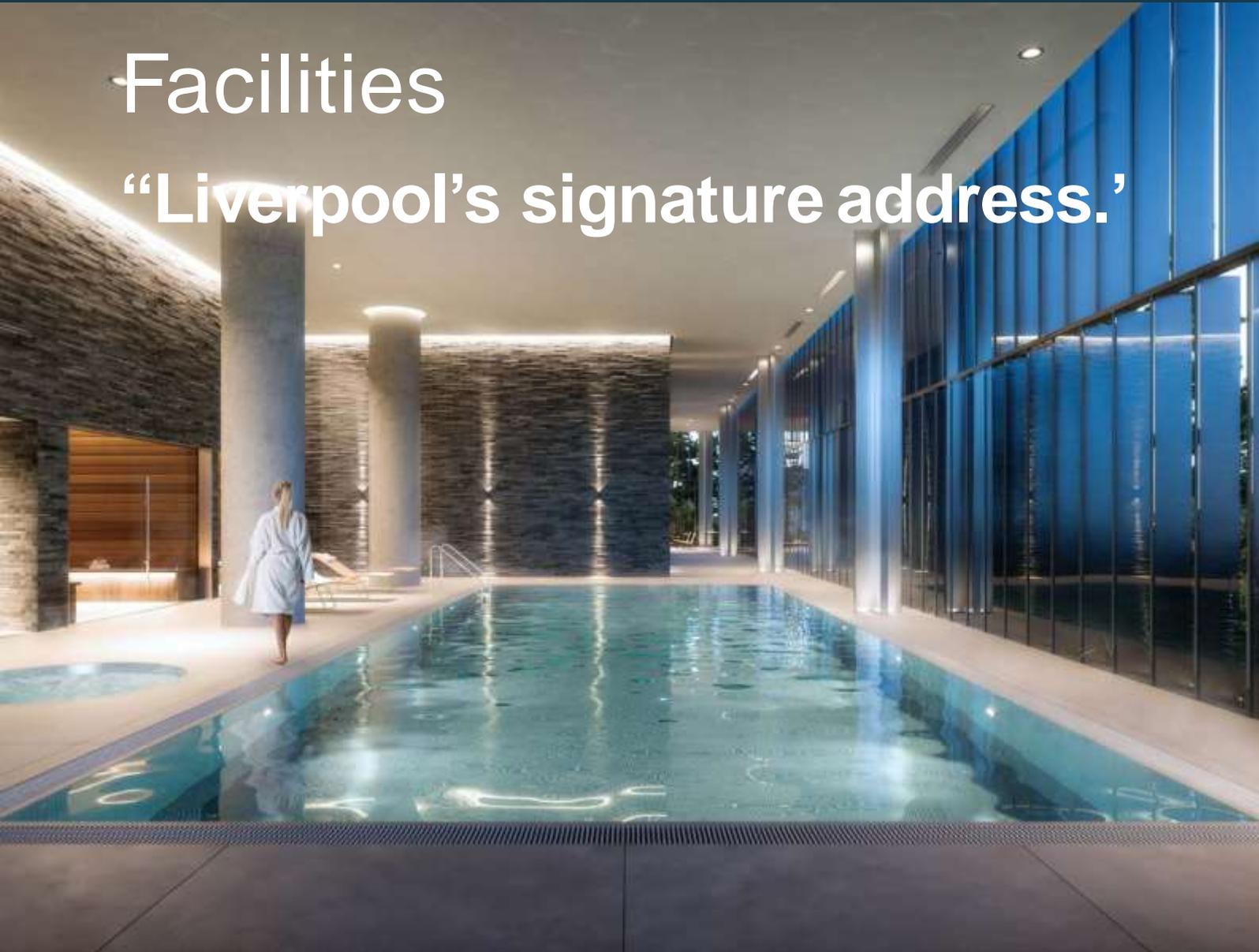
### Proven returns

15% early investor  
discount

Delivers a long-term  
and robust income  
stream and offers capital  
growth potential

# Facilities

“Liverpool’s signature address.”



Modern Gym



Cinema room



Meeting rooms



Lounges



Full Spa facilities to include Sauna, Steam Room



Indoor Swimming Pool and Jacuzzi



Landscaped outdoor spaces



Concierge and on-site Management Team



24/7 CCTV

# Why invest in buy-to-let property in Liverpool?

Liverpool is undergoing a rapid transformation. The creation of multibillion investments and the government's Northern Powerhouse initiative have helped to secure the city's future economic growth, that will ultimately boost demand for housing in the city.

- £5.5 billion Liverpool Waters project
- £2 billion Knowledge Quarter
- £300 million proposed plans for a new Everton Football Stadium
- £3.5m proposed Isle of Man Ferry terminal
- £400m Liverpool2 Shipping Container Terminal
- £50m proposed Cruise Liner Terminal
- Ten Streets Creative Hub is a proposed 125-acre regeneration with the potential to create 2,500 jobs
- £200m Pall Mall regeneration 400,000sq ft of office-led regeneration with retail and leisure space
- £1 billion Paddington Village (1.8m sq ft transformation)
- Liverpool Commercial District BID 2016-2021 5-year plan to further enhance growth

## Demographics

- Liverpool is home to one of the UK's youngest populations
- Liverpool has enjoyed some of the best rental price increases seen in the UK
- 57,000 students
- 50% of all people living in Liverpool are young professionals
- 12.6 house price forecast 2019-2023(JLL)
- 15.9% rental price forecast 2019-2023(JLL)

## Investment options

Studio from  
**£106,250**



1 beds from  
**£131,750**



2 beds from  
**£182,750**



## Payment plan

### Option one:

- Pay £5,000 to reserve a property
- Pay 25% less the Reservation Deposit on Exchange of Contracts (28 days after Reservation)
- Pay 25% 1st April 2020
- Pay 50% upon Completion

### Option two:

- Pay £5,000 to reserve a property
- Pay 40% less the Reservation Deposit on Exchange of Contracts (28 days after Reservation)
- Pay 40% 1st April 2020
- Pay 20% upon Completion (2% interest paid on deposited funds)

### Additional Purchase Costs

Legal Fees

Legal fees\* are estimated to be between

£860- £1,100 fully inclusive of VAT, searches and disbursement costs.

### Stamp Duty

Current UK stamp duty is levied at

3% on buy-to-let property values up to £125,000

5% between £125,000 and £250,000

8% between £250,001 and £925,000

### Additional Furniture Pack

Furniture pack for a studio apartment = £4,000

Furniture pack for a 1 bed apartment = £5,000

Furniture pack for a 2 bed apartment = £7,000



## FAQs

Who is the Developer?

**elliott.**

Elliot Group is the developer behind Infinity.  
More information can be found here:

<http://elliottgroup.co/>

Who is the Management Company?



urbanbubble has been appointed the management company of Infinity. More information can be found here:

<http://urbanbubble-liverpool.co.uk/>

What is the address of the development?

Infinity Waters, Lanyork Road,  
Liverpool, L3 6JB.

## Who will Project Manage the Build?

Savills has been appointed the Project Management company.



## Is there a rental assurance in place?

Yes. 6.5% NET rental return is assured for the first 3 years of the investment.

## Is there a benefit for buying into the project in the early off plan stages?

Early investors will have the choice of the best units within this exclusive Liverpool address and will be able to purchase an apartment 15% below the projected market value upon completion.

## What is the length of the leasehold?

Each apartment is sold on a 250-year leasehold.

## Can I sell my unit/s at any time?

Investors are permitted to sell at any time after Completion.

## Is there an exit strategy?

Yes, there is a high demand for luxury apartments in Liverpool. You can appoint any local estate agent who would be more than happy to sell your apartment/s on your behalf.

## Is the sale handled by UK lawyers?

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

## 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.

## When will the development complete?

The target completion date has been scheduled for February 2021, with a long-stop date of February 2023.

## Is there furniture included in the price of the apartment?

No. Furniture packages are optional however, they are required in order to qualify for the rent assurance.

## When will the development be occupied and when will I receive my income?

The apartments will be let out by the date of completion and the assured yield will be paid from this date, quarterly in arrears.

## What happens at the end of the 3-year rental assurance period?

At the end of year 3, investors will have the option to continue managing the unit through urbanbubble. Investors will be responsible for the payments of the ground rent and service charge. After the assured period, investors can manage the unit themselves or appoint another management company.