

# CITYPOINT

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GREAT HOMER STREET, LIVERPOOL | L5 3LD  
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## CITY POINT | GREAT HOMER STREET, LIVERPOOL. L5 3LD.



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# A CLASS OF ITS OWN

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A unique investment in a European capital of culture, City Point spearheads the next generation of student accommodation. In both its physical construction and performance as an investment, it is an asset specifically designed to outclass all others.





A nighttime photograph of the Liverpool city skyline. The City Point building, a tall, modern skyscraper with a distinctive top, is prominently featured on the left. Other illuminated buildings and the Mersey Tower are visible in the background. The city lights are reflected in the water in the foreground. A large ship is docked at a pier in the middle ground.

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# Student Accommodation: A new global asset class for the investment community.

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# WHY STUDENT?

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Student accommodation has evolved to become one of the most successful real estate asset classes in the UK.

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Underpinned by an acute under-supply in many UK cities, legislative changes have greatly altered the letting landscape to favour the investor. Unable to meet demand for accommodation, universities have turned to the private sector transforming a once obscure asset into a niche, sustainable and high yielding investment.



Increases in tuition fees have seen a corresponding rise in the expectations of prospective students who are looking for accommodation in keeping with their increased expenditure. With universities now under more pressure to deliver the “student experience”, the availability of first-rate accommodation is paramount.



The continual increase of post graduate and international students at UK institutions is also driving demand. Expecting to pay more for their accommodation than the average UK student, they are specifically drawn to the security, location and facilities such residences offer. High rental yields are the rewards investors reap as a result.



Students have become increasingly identified as consumers, fuelling demand in a market suffering chronic under-supply. The higher education market offers an investment opportunity like no other, able to maximize its portfolio potential by combining desirable student living with financial prosperity, accessibility and security.

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# THE OPPORTUNITY

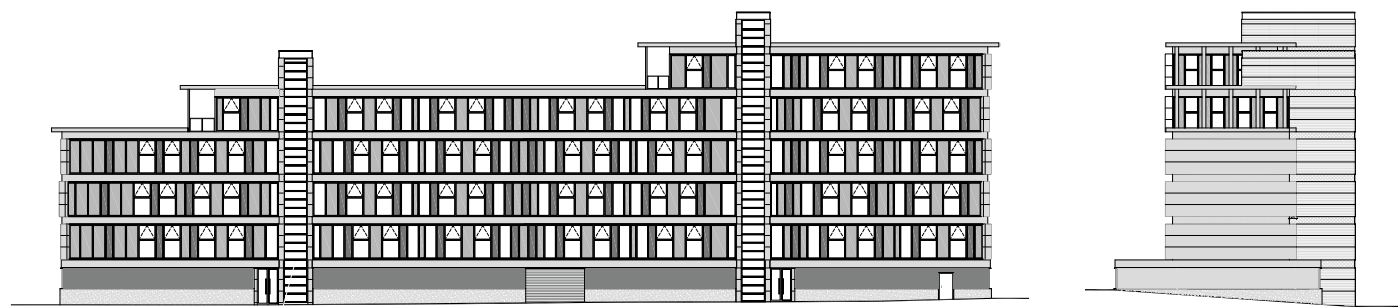
City Point neighbours the £150million redevelopment of Great Homer Street, the ideal retail for Liverpool's student community.

## City Point offers:

- One bed, luxury ensuite student pods from **£59,995**
- 2 year** rental assurance
- 8%** net return assured
- 98%** occupancy for past four years

## The Vision:

- Liverpool's largest food store, Sainsburys
- A new district centre with **80,000 sq ft** of shops
- A new transport interchange





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Universities provide  
only 16% of student  
beds in Liverpool

.....

CGI'S ARE FOR INDICATIVE & GUIDANCE  
PURPOSES ONLY





# AN INTERIOR MOTIVE

Each of City Point's 159 luxury ensuite pods are fitted to exacting standards. Spread over five floors, each three to nine bed cluster has its own kitchen, living and dining area to maximise on space and convenience.

Three-quarter bed

En-suite

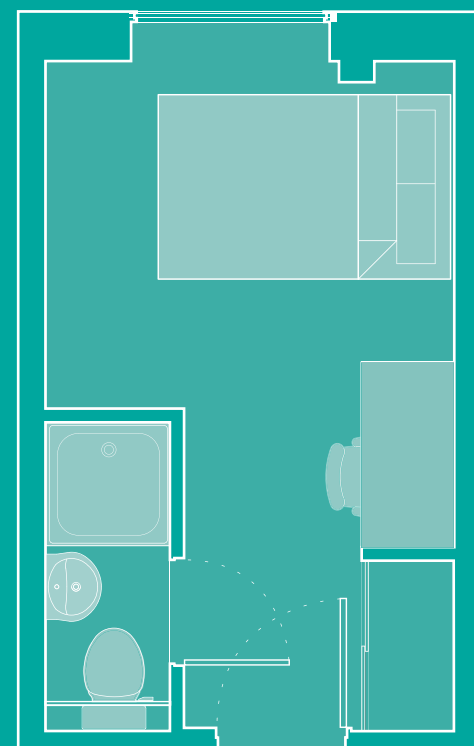
LCD TV

High-speed internet  
connection in all rooms

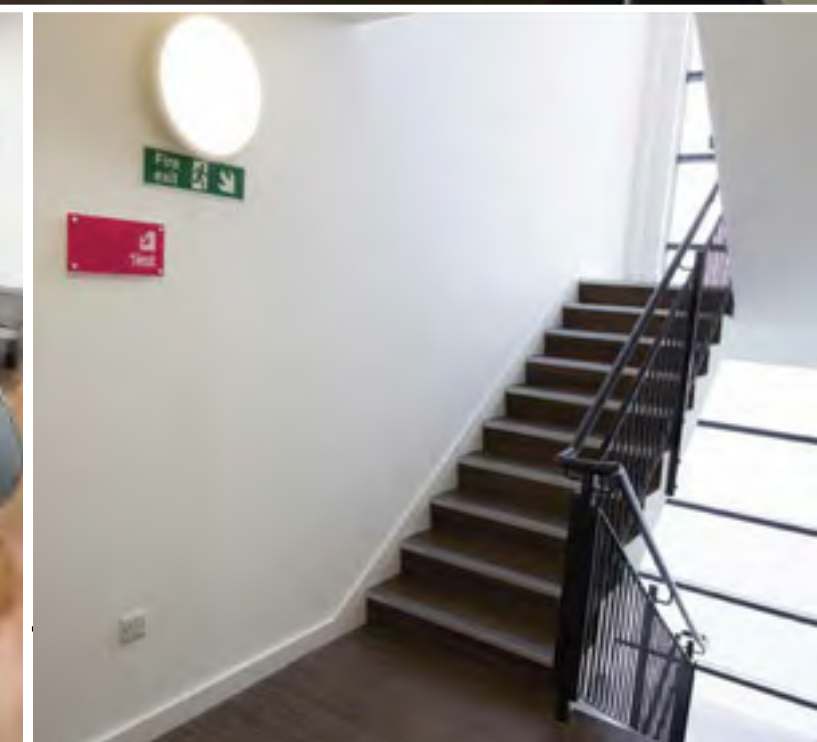
Storage

Wardrobe

Work-station



TYPICAL FLOOR LAYOUT





# COMMUNAL LIVING

City Point's sense of community encompasses much of the essential student living experience.

.....  
Fully fitted kitchens  
Common room & wifi  
Communal lounge  
Gymnasium  
Laundry  
Bicycle storage  
.....





# THE SECOND CITY

At the turn of the 19th century, Liverpool was a city the likes of which the world will never see again.



“Liverpool is one of the wonders of Britain... In a word, there is no town in England that can equal it for the fineness of the streets, and the beauty of the buildings.”

**Daniel Defoe** | 1726



An unprecedented 40% of world trade passed through Liverpool’s docks, amassing the city’s wealth to surpass that of the capital – evident today in the architectural grandeur of the city centre. Skilled labour built the ships and prosperity put the wind in the sails; Liverpool was a maritime mercantile heartland which would come to shape much of the modern world, a fact recognised by UNESCO when the city became a World Heritage Site in 2004.



Often referred to as the Second City of the Empire, Liverpool’s cultural landscape is considered second to none. The city is synonymous with The Beatles, who sold more records than any other artist in history. Such cultural wealth ignited the city’s now thriving tourist trade, combining its industrious heritage with extensive regeneration to emerge as a fully-fledged cosmopolitan city.



Designated European Capital of Culture in 2008, Liverpool has the highest concentration of museums and art galleries outside of London, as well as the oldest philharmonic orchestra in the world. Liverpool FC are one of the most successful clubs in the game’s history. The Merseyside derby, with neighbours Everton FC, is one of the highlights of the footballing season.



In Liverpool, where two thirds of homes in the city centre are privately rented and half the population are young professionals, rents are set to grow 17.6% over the next five years."

JLL, 2017

.....





# THE FACTS

City Point at a glance

£59,995

PRICE PER UNIT



2HRS

LIVERPOOL TO LONDON



YEAR RENTAL ASSURANCE

8%

NET RETURN ASSURED

DEVELOPER PORTFOLIO WORTH OVER

£100 M

55 M

TOURISTS PER YEAR

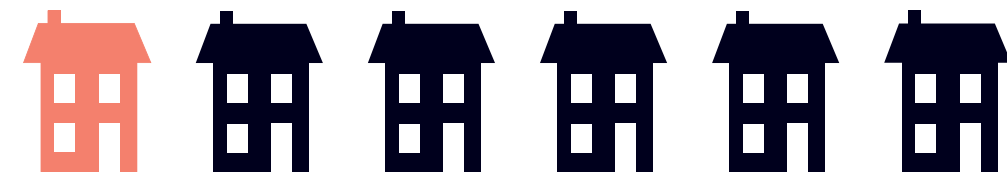
60

INTERNATIONAL DESTINATIONS FROM  
JOHN LENNON AIRPORT

> 50,000

STUDENTS IN LIVERPOOL

UNIVERSITIES ONLY PROVIDE 16% OF STUDENT ACCOMMODATION IN LIVERPOOL



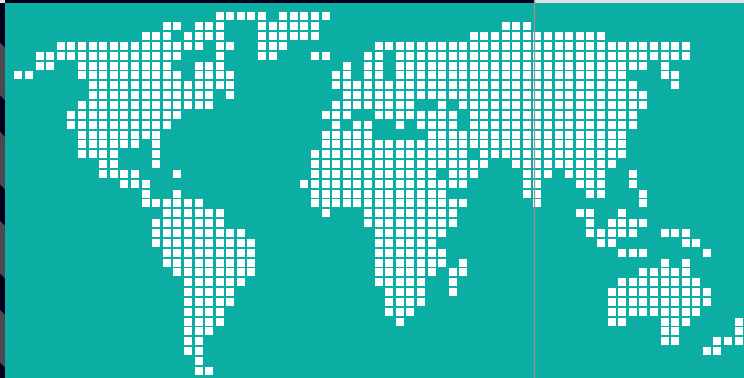
2008

EUROPEAN CAPITAL OF CULTURE



POPULATION OF LIVERPOOL

466,400



6,000  
OVERSEAS  
STUDENTS

159

ENSUITE ROOMS

3 UNIVERSITIES  
UNIVERSITIES  
UNIVERSITIES



# A RETAIL REVOLUTION

Introducing Liverpool One; a £500m shopping  
experience at the heart of the city centre.

160 high street shops, cafes,  
restaurants and boutiques

The largest outdoor shopping  
centre in the UK

Attracts 55 million tourists  
per year







“Liverpool’s £1.2bn  
wealth management  
industry is the biggest  
outside London”

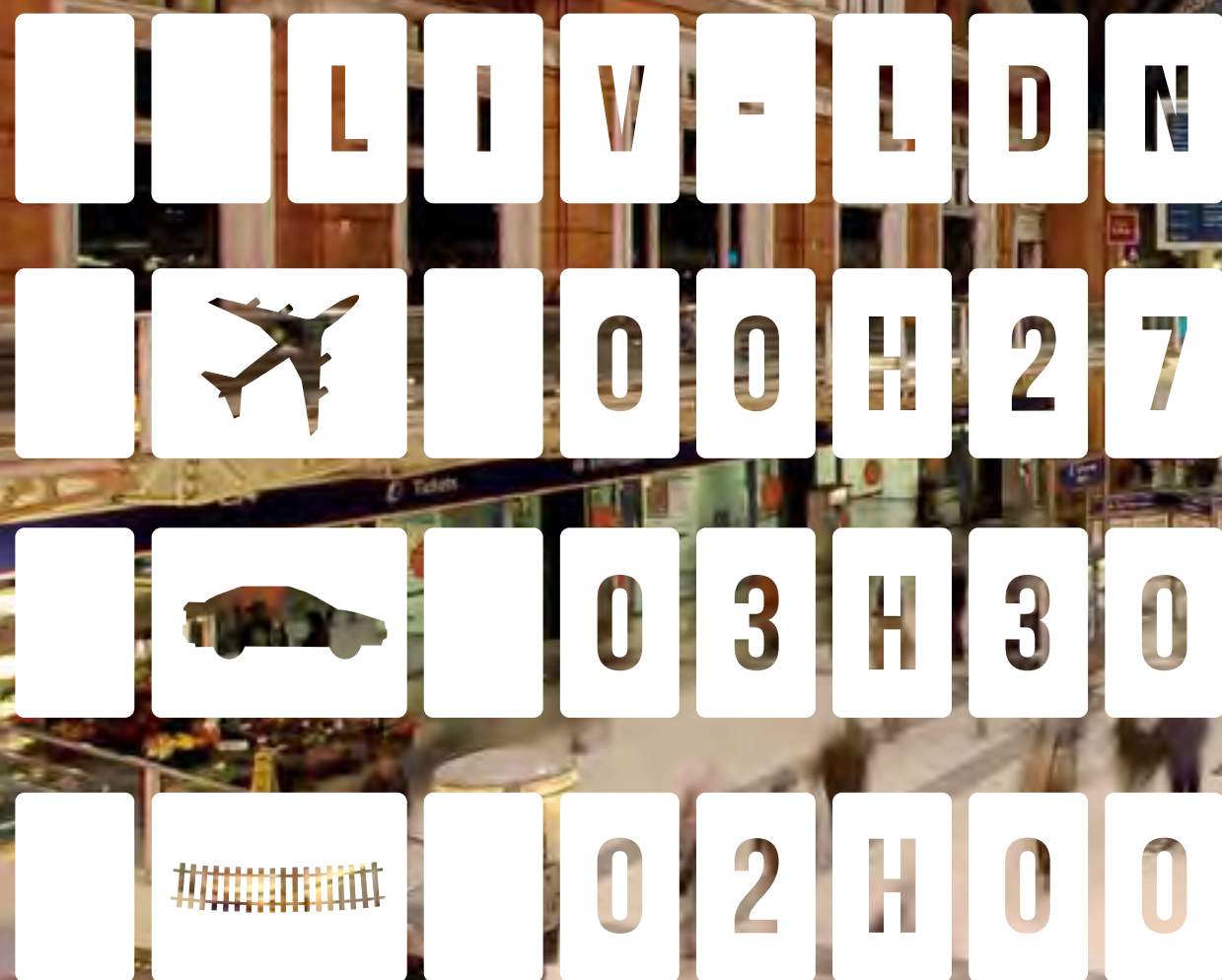
Financial Times



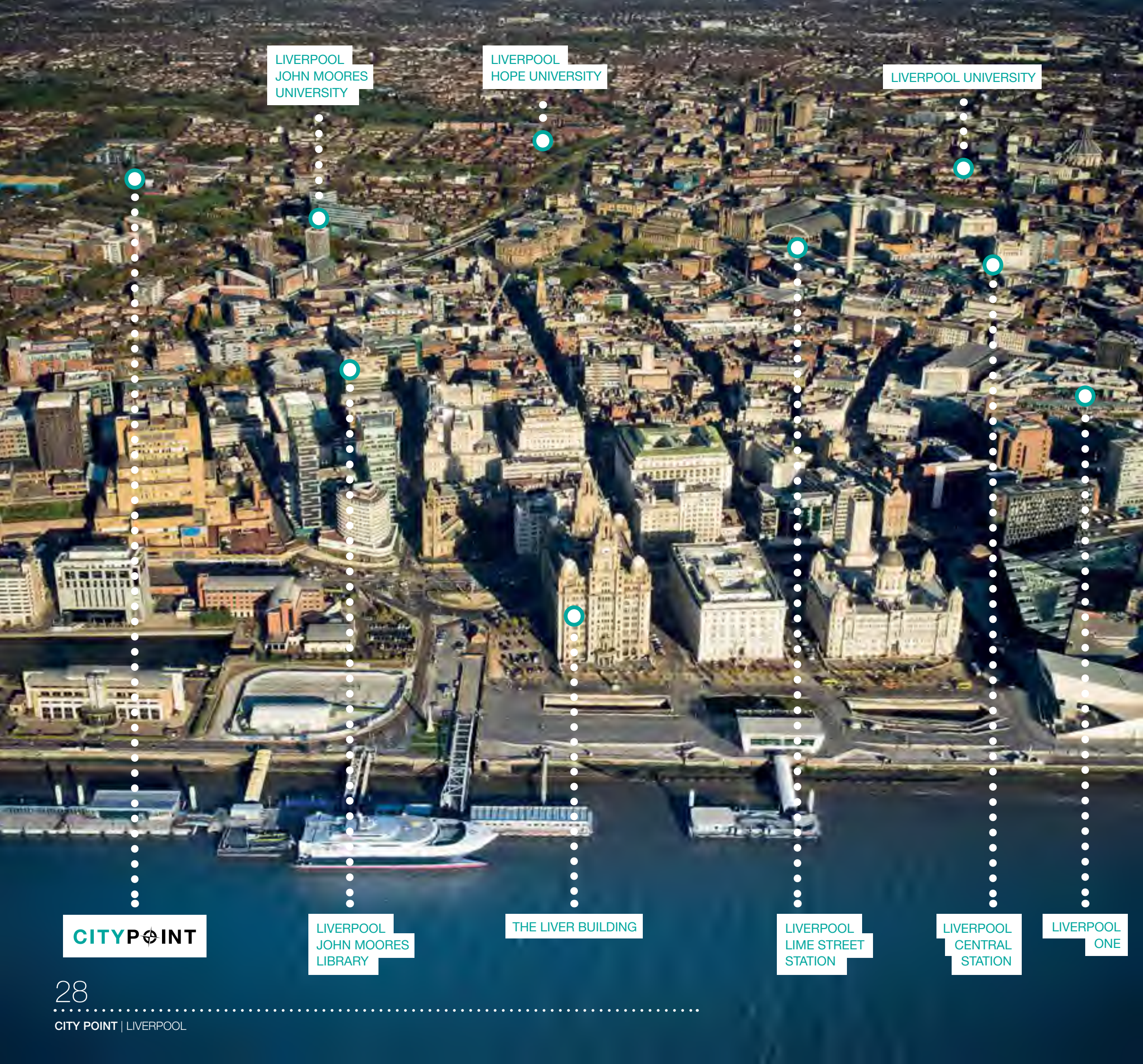
# A RETAIL REVOLUTION

With links spanning road, rail, air and sea, Liverpool is one of the UK's most accessible cities.

Liverpool is little over a two-hour direct train journey from London and is connected to the M6 and M1. Alongside being a major ferry route to Ireland and the continent, Liverpool has it's own international airport, with flights to over 600 destinations.







# CITY MAP

From City Point:

**10 minute** walk  
to John Moores  
University campus  
.....

**18 minute** walk  
Liverpool Lime St  
Station  
.....

**20 minute** walk  
to University of  
Liverpool  
.....

**23 minute** walk to  
Liverpool Central  
Station

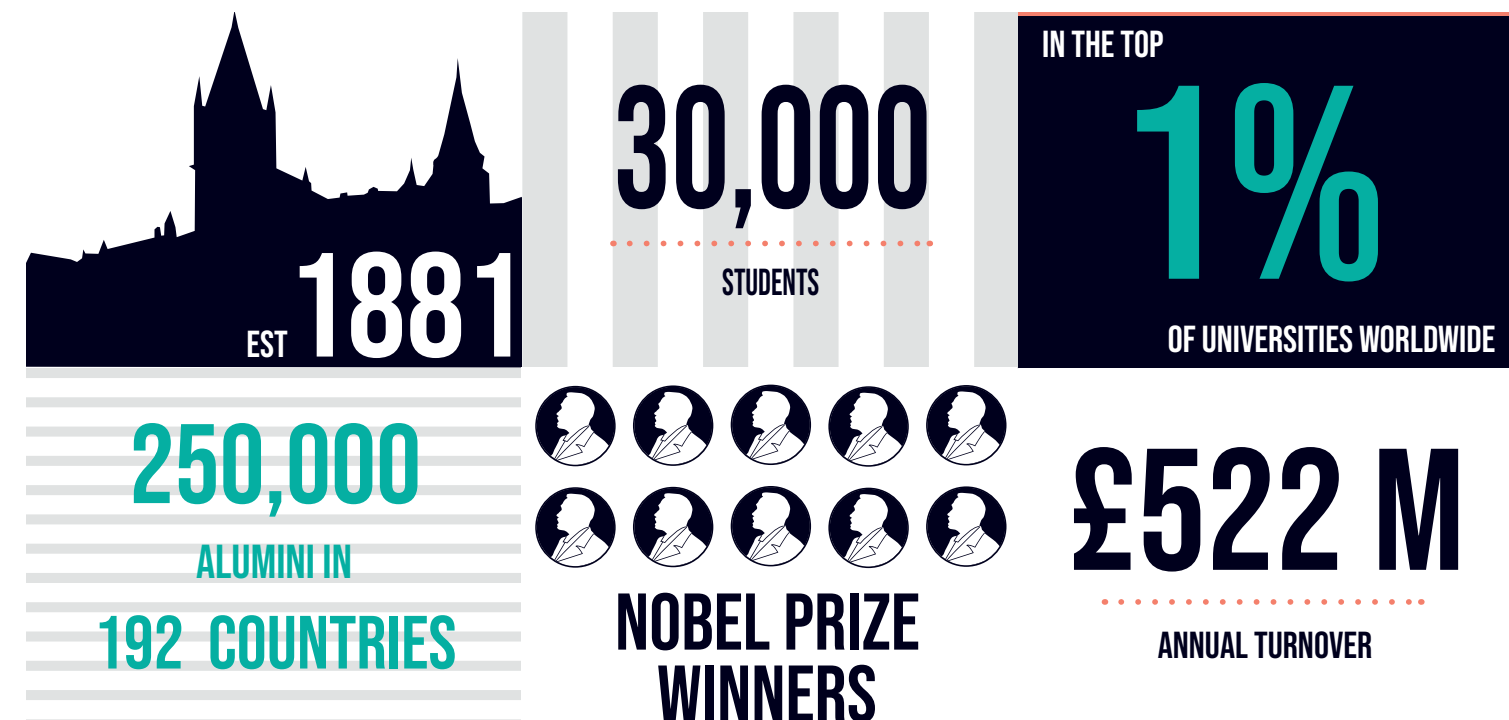


# THREE GREAT UNIVERSITIES. ONE ASTUTE CITY.

Home to three first-rate universities and over 50,000 students, Liverpool's scholastic stature is more than academic.

## The University of Liverpool

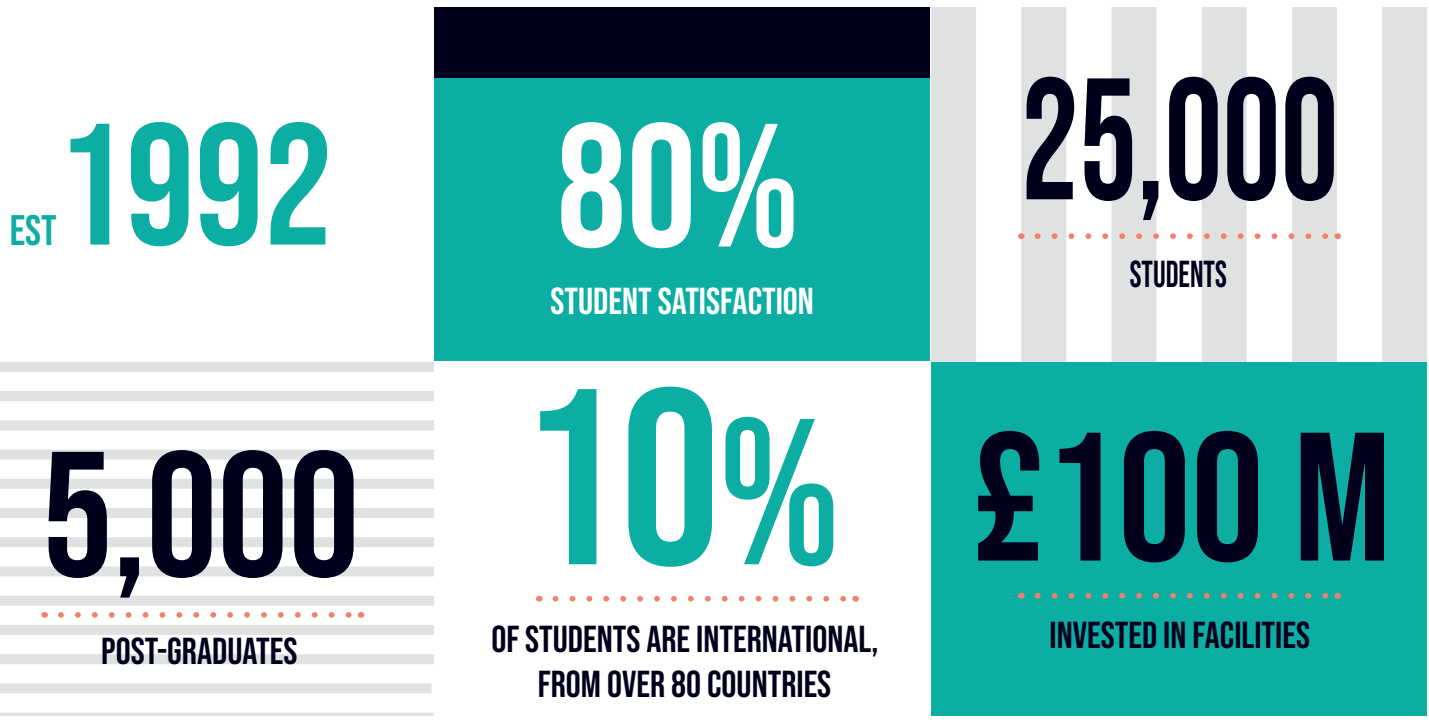
An original and iconic civic redbrick, the University of Liverpool lives up to its prestigious reputation. A member of the illustrious Russell Group, the university is a major centre for research and innovation, and is consistently ranked among the top 100 universities in the world. It will soon be completing its £600million campus investment program further bolstering its international allure.





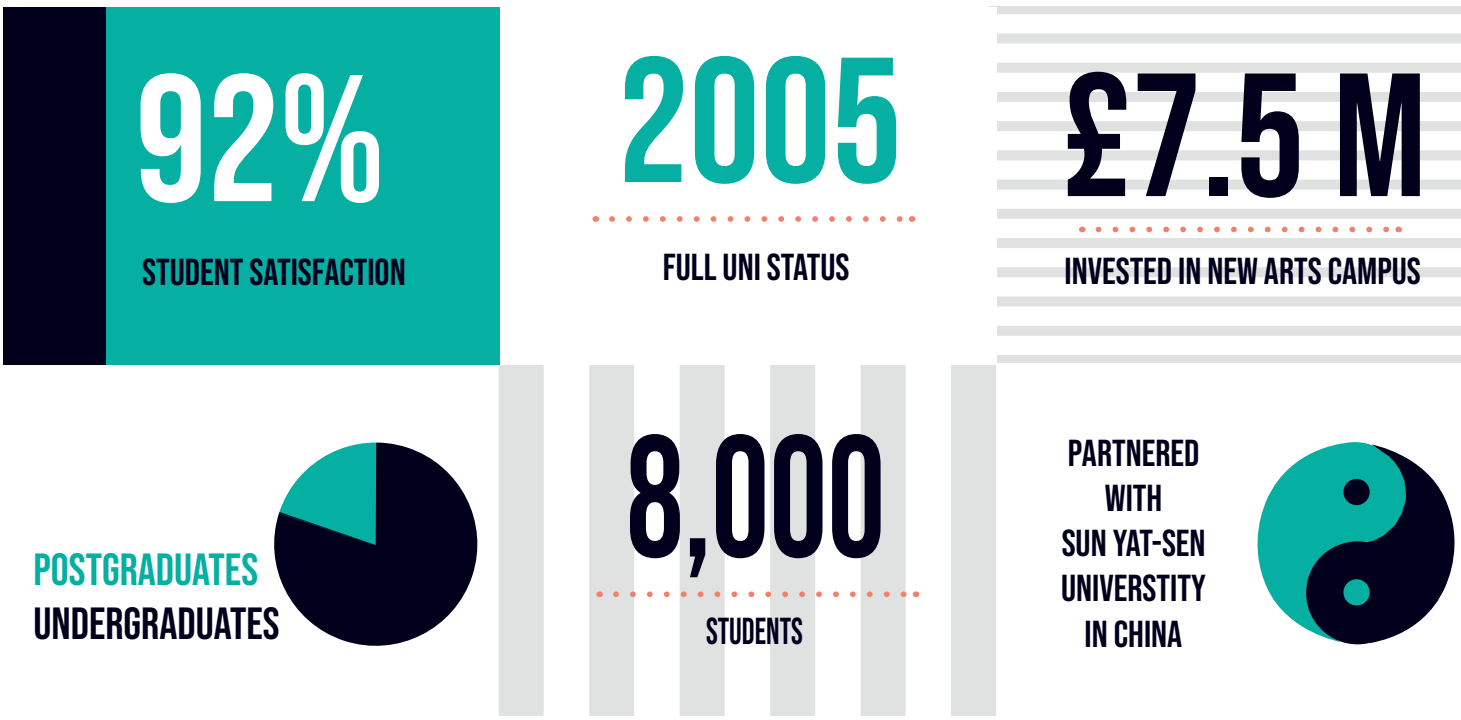
# Liverpool John Moores University

Established in 1992, Liverpool John Moores has fast become a centre of excellence for engineering and technology. In 2015 it set up a £500,000 start-up fund to support innovative student ventures, adding to the existing Centre of Entrepreneurship that supports over 2,000 students every year in developing their own businesses.



# Liverpool Hope University

The only ecumenical university in Europe, Liverpool Hope's reputation is soaring and with it investment, having spent £60million on buildings and equipment in the last eight years. It has one of the highest graduate employment rates in the country and tops the tables in terms of student satisfaction.





# FREQUENTLY ASKED QUESTIONS

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## Is it a leasehold or freehold property?

250 year leasehold commencing from 2014.

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## How soon can I complete?

Completions will take place from September 2018 to tie in with the academic year.

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## What is the building address?

City Point, Great Homer Street, Liverpool, L5 3LD.

## Is there a rental assurance?

Yes, 8% for two years.

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## What is the ground rent and service charge?

Annual ground rent is £250. Both the ground rent and the service charge are covered by Caro Student Living for the rental assurance period, the service charge cost for 2018/2019 is anticipated to be £965.

## When is the rental income paid?

Quarterly in arrears.

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## What is the payment plan?

To reserve a property a £5,000 reservation deposit is required. 50% of the purchase price minus the reservation deposit is then payable on exchange, with the balance payable on completion.

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## Is there a management company in place?

Caro Lettings Limited currently manage the property and will look to manage it ongoing once the rental assurance period expires. Investors do have the option once the rental assurance period expires to manage the property themselves or appoint another third party.



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Liverpool has the highest amount of Listed buildings outside London, the Grade I Royal Liver Building part of the UNESCO World Heritage Maritime Mercantile City.

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# INVESTMENT SUMMARY

## 5 Year Forecast

STANDARD	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023
Purchase Price	£59,995				
Weekly Rent*	£120	£124	£127	£131	£135
Length of Tenancy (Weeks)**	50	50	50	50	50
Gross Annual Rental Income	£6,000	£6,180	£6,365	£6,556	£6,753
Deductions***	-	-	£1,289	£1,289	£1,289
NET RENT	£4,800	£4,800	£5,076	£5,267	£5,464
Net Yield	8.00%	8.00%	8.46%	8.78%	9.11%

\*Assumed 3% increase in rentals per annum

\*\*Tenancy length includes summer lets

\*\*\*Assumed £1,215 for 2018/2019 and 3% increase per annum

This example is for illustrative purposes only; the projections for the income, occupancy levels, room rates and deductions are not guaranteed and are subject to change.

# PURCHASE PROCESS

City Point is a fully completed development operating with 98% occupancy over the last four years since construction completion.

1

Reservation Deposit:  
£5,000

2

50% on exchange less  
reservation deposit:  
£24,997.50

3

50% on completion:  
£29,997.50

Once a purchaser has selected a unit and completed the necessary reservation agreement a deposit of £5,000 is required payable by bank transfer. On exchange of contracts the purchaser pays 50% with the remaining 50% payable on completion.



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