

ASSISTED LIVING INVESTMENTS



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WHY INVEST

THE DEMAND FOR ASSISTED LIVING PROPERTIES IN THE UK IS CURRENTLY SURGING, CREATING AN OPPORTUNITY FOR PRIVATELY OWNED SITES TO BE LEASED AT PREMIUM RATES UNDER LONGER-TERM AGREEMENTS WITH LOCAL AUTHORITIES ACROSS THE COUNTRY.

INVESTORS HAVE THE OPPORTUNITY TO GAIN A SUBSTANTIAL RETURN ON THEIR INVESTMENT THROUGH ASSISTED LIVING PROPERTY INVESTMENT, ALL WHILE WITNESSING THE REMARKABLE ADVANTAGES THESE PROPERTIES BRING TO THEIR RESIDENTS.

ALTHOUGH THE INITIAL COST OF AN ASSISTED LIVING PROPERTY MAY EXCEED THAT OF A TYPICAL RESIDENTIAL PROPERTY IN THE SAME VICINITY, THE RENTAL YIELDS SURPASS THOSE IN THE RESIDENTIAL MARKET.

MOREOVER, WITH THE ONGOING RISE IN DEMAND FOR THESE PROPERTIES, THE POTENTIAL RETURNS WILL ONLY INCREASE.

WHAT IS ASSISTED LIVING?



ASSISTED LIVING IS ONE OF THE UK'S MOST PROFITABLE AND SECURE INVESTMENT MARKETS.

ASSISTED LIVING PROVIDES CARE AND SUPPORT FOR INDIVIDUALS WHO NEED ASSISTANCE TO LIVE INDEPENDENTLY IN THEIR OWN RESIDENCES. RESIDENTS IN ASSISTED LIVING MAY CONSIST OF ELDERLY INDIVIDUALS, THOSE WITH DISABILITIES, INDIVIDUALS ON THE AUTISM SPECTRUM, PEOPLE WITH MENTAL HEALTH CHALLENGES, AT-RISK YOUTH, AND INDIVIDUALS WHO HAVE FACED HOMELESSNESS.

INDIVIDUALS LIVING IN ASSISTED LIVING FACILITIES RECEIVE PERSONALISED ASSISTANCE TO HELP THEM MAINTAIN THEIR HOUSING WHILE ALSO FOSTERING PERSONAL GROWTH IN VARIOUS LIFE SKILLS, PROMOTING A HIGHER DEGREE OF INDEPENDENCE IN COMPARISON TO TRADITIONAL CARE FACILITIES.

WHAT ARE THE BENEFITS?

ASSURED INCOME

INVESTING IN ASSISTED LIVING APARTMENTS CAN PROVIDE A STABLE AND SECURE SOURCE OF INCOME, ESPECIALLY THROUGH GOVERNMENT-FUNDED PROGRAMMES.

THESE PROGRAMMES OFTEN SUPPORT LONG-TERM LEASES, ENSURING A RELIABLE RENTAL INCOME. FURTHERMORE, RENTAL RATES MAY BE ADJUSTED PERIODICALLY TO REFLECT INFLATION, FURTHER INCREASING THE APPEAL OF ASSISTED LIVING APARTMENTS AS AN INVESTMENT OPTION.

SOCIAL IMPACT

INVESTING IN ASSISTED LIVING APARTMENTS GOES BEYOND FINANCIAL GAINS, AS IT ALSO INVOLVES A SIGNIFICANT SOCIAL RESPONSIBILITY.

BY PROVIDING SAFE AND SECURE HOMES FOR INDIVIDUALS WITH DISABILITIES, THESE INVESTMENTS HELP THEM LIVE INDEPENDENTLY AND IMPROVE THEIR OVERALL QUALITY OF LIFE.

SUCH INVESTMENTS HAVE A POSITIVE IMPACT ON SOCIETY BY PROMOTING INCLUSIVITY AND EMPOWERING THOSE IN NEED.

INCREASING DEMAND

THE INCREASING DEMAND FOR COST-EFFECTIVE ASSISTED LIVING CHOICES THAT CATER TO INDIVIDUALS WITH DISABILITIES AND/OR MENTAL HEALTH CONCERNS IS STEADILY RISING.

WITH THE CONTINUOUS GROWTH IN THE REQUIREMENT FOR ASSISTED LIVING PROPERTIES, INVESTING IN THIS SECTOR OFFERS AN OUTSTANDING OPPORTUNITY TO CREATE SUBSTANTIAL WEALTH.

AVAILABLE PROPERTIES

WE ARE PROUD TO PRESENT THE
FOLLOWING INVESTMENT
OPPPORTUNITIES.

NORTON ROAD
SUFFOLK CHAMBERS
HARWORTH HOUSE
CAMBRIDGE COURT
CITY EXCHANGE

IRVING HOUSE
CASTLE VIEW
HUMPHRY DAVY HOUSE
ELMFIELD COURT
CROFT STREET

NORTON ROAD

STOCKTON-ON-TEES, COUNTY DURHAM



NORTON ROAD

STOCKTON-ON-TEES,
COUNTY DURHAM

10%
NET YIELD

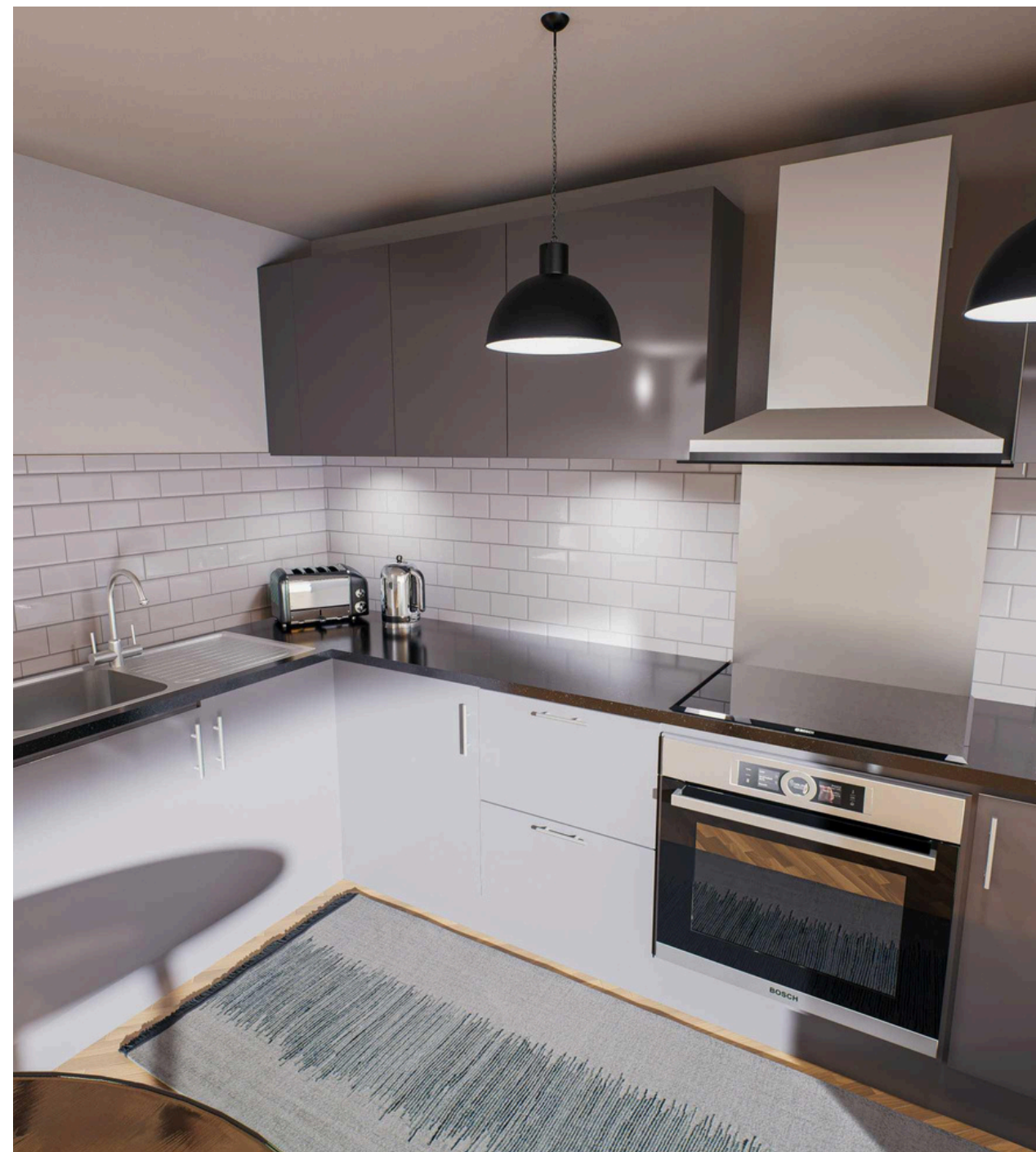
- 6 TOTAL UNITS
- 25 YEAR FRI CONTRACT CPI LINKED
- ANNUAL RENT REVIEWS
- NO OVERHEADS OR DEDUCTIONS
- CASH BUYERS ONLY
- ETHICAL INVESTMENT STYLE

EXAMPLE 1 & 2 BEDS AVAILABLE

NUMBER OF BEDS	PURCHASE PRICE	RENT PA
1	£144,040	£14,404
2	£156,000	£15,600

SUFFOLK CHAMBERS

HULL, EAST YORKSHIRE



SUFFOLK CHAMBERS

HULL, EAST YORKSHIRE

10%
NET YIELD

- 6 TOTAL UNITS
- 25 YEAR FRI CONTRACT CPI LINKED
- ANNUAL RENT REVIEWS
- NO OVERHEADS OR DEDUCTIONS
- CASH BUYERS ONLY
- ETHICAL INVESTMENT STYLE

EXAMPLE OF 1 BEDS AVAILABLE

NUMBER OF BEDS	PURCHASE PRICE	RENT PA
1	£182,000	£18,200

HARWORTH HOUSE

DONCASTER, SOUTH YORKSHIRE



HARWORTH HOUSE

DONCASTER, SOUTH YORKSHIRE

10%
NET YIELD

- 94 TOTAL UNITS
- 25 YEAR FRI CONTRACT CPI LINKED
- ANNUAL RENT REVIEWS
- NO OVERHEADS OR DEDUCTIONS
- CASH BUYERS ONLY
- ETHICAL INVESTMENT STYLE

EXAMPLE OF 1 BEDS AVAILABLE

NUMBER OF BEDS	PURCHASE PRICE	RENT PA
1	£156,000	£15,600

CAMBRIDGE COURT

BISHOP AUCKLAND, COUNTY DURHAM



CAMBRIDGE COURT

BISHOP AUCKLAND, COUNTY DURHAM

10%
NET YIELD

- 14 TOTAL UNITS
- 25 YEAR FRI CONTRACT CPI LINKED
- ANNUAL RENT REVIEWS
- NO OVERHEADS OR DEDUCTIONS
- CASH BUYERS ONLY
- ETHICAL INVESTMENT STYLE

EXAMPLE OF 1 BEDS AVAILABLE

NUMBER OF BEDS	PURCHASE PRICE	RENT PA
2	£182,000	£18,200

CITY EXCHANGE

BRADFORD



CITY EXCHANGE

BRADFORD

10%
NET YIELD

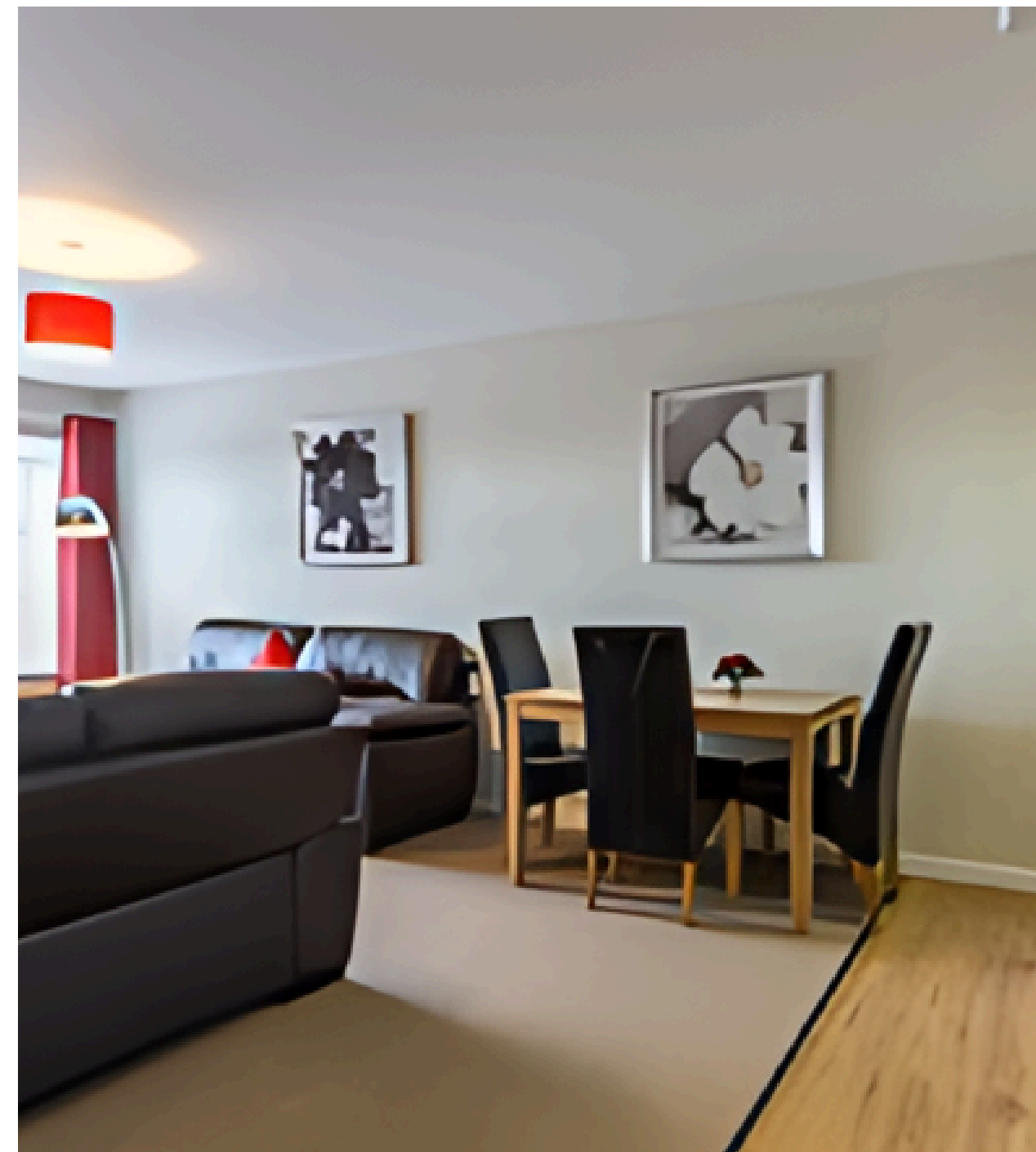
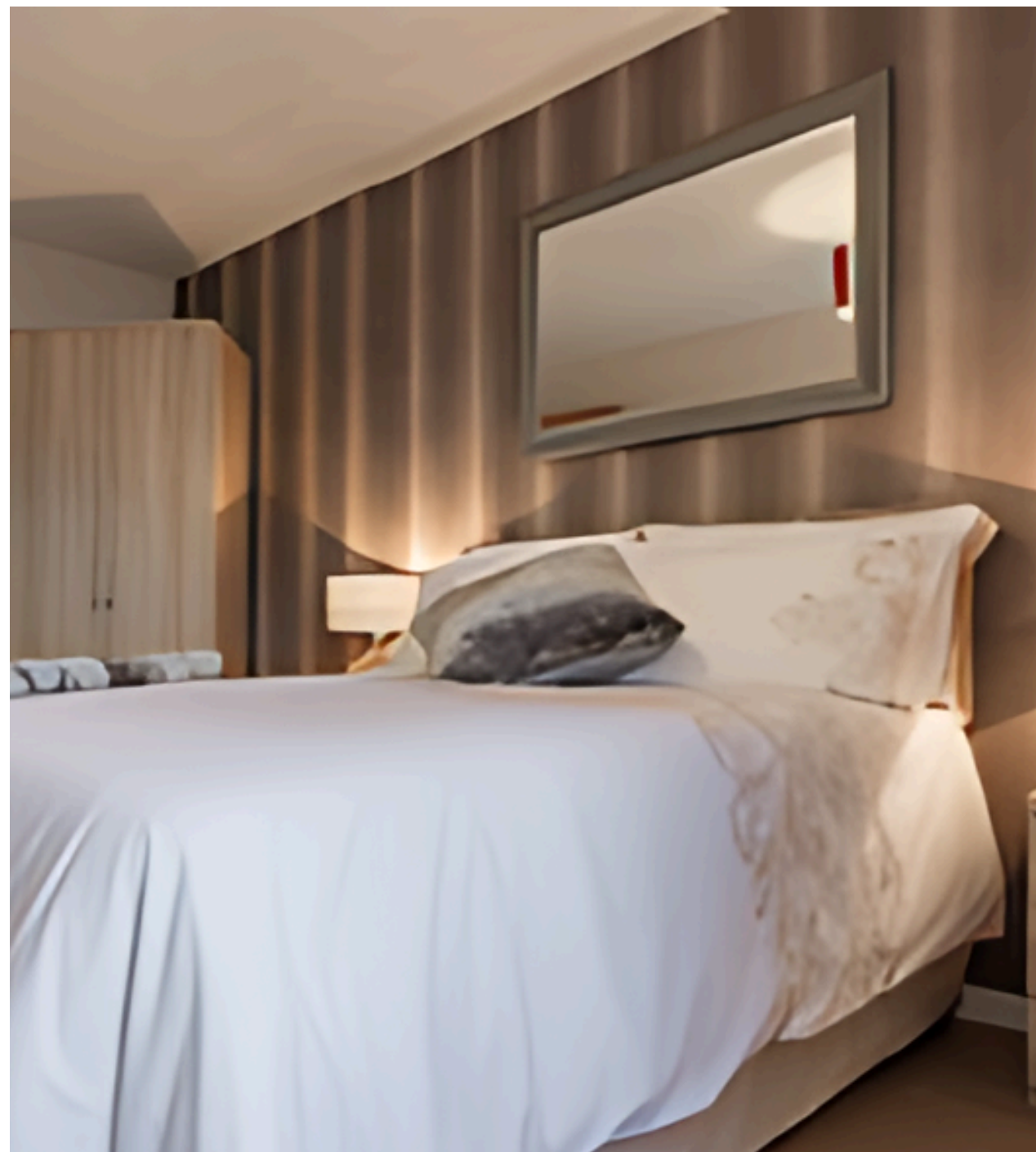
- 119 TOTAL UNITS
- 25 YEAR FRI CONTRACT CPI LINKED
- ANNUAL RENT REVIEWS
- NO OVERHEADS OR DEDUCTIONS
- CASH BUYERS ONLY
- ETHICAL INVESTMENT STYLE

EXAMPLE OF 1 BEDS AVAILABLE

NUMBER OF BEDS	PURCHASE PRICE	RENT PA
1	£182,000	£18,200

IRVING HOUSE

NEWCASTLE UPON TYNE



IRVING HOUSE

NEWCASTLE UPON TYNE

10%
NET YIELD

- 20 TOTAL UNITS
- 25 YEAR FRI CONTRACT CPI LINKED
- ANNUAL RENT REVIEWS
- NO OVERHEADS OR DEDUCTIONS
- CASH BUYERS ONLY
- ETHICAL INVESTMENT STYLE

EXAMPLE 1 & 2 BEDS AVAILABLE

NUMBER OF BEDS	PURCHASE PRICE	RENT PA
1	£182,000	£18,200
2	£190,000	£19,000

CASTLE VIEW

RUNCORN, CHESHIRE



CASTLE VIEW

RUNCORN, CHESHIRE

9%
NET YIELD

- 248 TOTAL UNITS
- 25 YEAR FRI CONTRACT CPI LINKED
- ANNUAL RENT REVIEWS
- NO OVERHEADS OR DEDUCTIONS
- CASH BUYERS ONLY
- ETHICAL INVESTMENT STYLE

EXAMPLE 1 & 2 BEDS AVAILABLE

NUMBER OF BEDS	PURCHASE PRICE	RENT PA
1	£145,500	£13,500
2	£163,150	£15,500

HUMPHRY DAVY HOUSE

WATH UPON DEARNE, ROTHERHAM



HUMPHRY DAVY HOUSE

WATH UPON DEARNE, ROTHERHAM

10%
NET YIELD

- 109 TOTAL UNITS
- 25 YEAR FRI CONTRACT CPI LINKED
- ANNUAL RENT REVIEWS
- NO OVERHEADS OR DEDUCTIONS
- CASH BUYERS ONLY
- ETHICAL INVESTMENT STYLE

EXAMPLE OF 1 BEDS AVAILABLE

NUMBER OF BEDS	PURCHASE PRICE	RENT PA
1	£182,000	£18,200

ELMFIELD COURT

BEDLINGTON, NORTHUMBERLAND



ELMFIELD COURT

BEDLINGTON, NORTHUMBERLAND

10%
NET YIELD

- 34 TOTAL UNITS
- 25 YEAR FRI CONTRACT CPI LINKED
- ANNUAL RENT REVIEWS
- NO OVERHEADS OR DEDUCTIONS
- CASH BUYERS ONLY
- ETHICAL INVESTMENT STYLE

EXAMPLE OF 1 BEDS AVAILABLE

NUMBER OF BEDS	PURCHASE PRICE	RENT PA
2	£182,000	£18,200

CROFT STREET

DEWSBURY, WEST YORKSHIRE
(NEAR LEEDS)



CROFT STREET

DEWSBURY, WEST YORKSHIRE
(NEAR LEEDS)

10%
NET YIELD

- 5 TOTAL UNITS
- 25 YEAR FRI CONTRACT CPI LINKED
- ANNUAL RENT REVIEWS
- NO OVERHEADS OR DEDUCTIONS
- CASH BUYERS ONLY
- ETHICAL INVESTMENT STYLE

EXAMPLE OF 1 BEDS AVAILABLE

NUMBER OF BEDS	PURCHASE PRICE	RENT PA
2	£182,000	£18,200

