



NORTH HOUSE

LUXURY CITY CENTRE
LIVING IN LIVERPOOL



LOTUS INVESTMENTS

1 & 2 Bedroom Apartments Available | 7% NET Yield



RESIDENTIAL ACCOMMODATION FOR THE MODERN URBANITE

Designed to meet the needs of Liverpool's
growing rental market

Lotus Investments

CONTENTS

Introducing North House	4
Why Invest in Liverpool?	6
Liverpool Waters	8
The Location	10
The Lifestyle	12
The Apartments	14
One Bed Apartments	16
Two Bed Apartments	18
Purchase Process	20

INTRODUCING NORTH HOUSE

We are delighted to announce the launch of North House, a high-end residential development located in the heart of Liverpool city centre.

North House is a conversion of a commercial property into 43 luxury one and two bedroom apartments. The apartments will benefit from spacious living areas, high specification fixtures and close proximity to Liverpool's key shopping and cultural districts.

The development represents an outstanding buy-to-let investment opportunity. The location and apartment design are perfectly suited to meet the high demands of the local rental market. The well appointed accommodation and key position of the development will ensure popularity.

Investors purchasing at North House will benefit from a 7% NET rental return guaranteed for 1 year.



43 APARTMENTS



Q3 2018 COMPLETION



24 ONE BEDS



19 TWO BEDS



WHY INVEST IN LIVERPOOL?

Liverpool is without doubt 2017's top location for buy-to-let property in the UK.

A study conducted by TotallyMoney reveals the top 4 places to invest are all in Liverpool! In addition, property prices are far lower than UK averages which means property in the city is currently extremely good value for money. As such, the city has proven a big hit with investors.

We suggest investing at the start of a rising market and it's safe to say Liverpool's property market will be rising considerably over the next decade.

KEY HIGHLIGHTS

- ***Enormous room for growth in the local rental sector***
- ***3.7% rise in property prices in the last 3 months***
- ***Much higher yields than London***
- ***Property prices are lower than UK averages and rising quickly***



THE BUILD-TO-RENT SECTOR

The UK build-to-rent sector is a growing part of the UK's property market which is forecasted to dominate the £1 trillion private rented sector.

Knight Frank forecasts build-to-rent accommodation will be worth more than £50 billion.

Don't miss the opportunity to invest at the start of this rising market in one of the UK's fastest growing cities.

Lotus Investments

466,415

People live in
Liverpool

10%

Year-on-year rise
in rental prices

£1.6 billion

Year-on-year
economic growth

15%

Year-on-year
economic growth

2,500

Grade I and II
listed buildings

LIVERPOOL WATERS

Liverpool Waters is a £5.5 billion development project to regenerate Liverpool's historic docklands. The scheme is fully underway.

Liverpool Waters entails the regeneration of 60 hectares of iconic waterfront, spanning the eastern bank of the Mersey. The area will

have 88 buildings consisting of office blocks, hotel developments, high-rise apartments, multi-storey car parks and leisure facilities.

The resulting influx of new businesses and workers will further drive demand within the city's private rented sector.



CGI visualisation of the Liverpool Waters regeneration area



THE LOCATION

North House is situated within Liverpool's commercial district and offers convenient access to Liverpool's key retail and leisure destinations along with the city's primary transport links. The location makes the development perfect for the modern urbanite.

The development is a one minute walk away from Liverpool One, the city's most popular retail and leisure area which sees more than **28 million visitors per year** and is home to the city's leading retailers and leisure complexes.

KEY HIGHLIGHTS

- *High-demand postcode*
- *Ideal location for young professionals*
- **1 minute walk away from Liverpool One**
- *Surrounded by the city's leading bars and restaurants*

DISTANCE TO KEY LOCATIONS

TRANSPORT LINKS

- ★ **James Street Station**
0.2 Miles (5 minute walk)
- ★ **Lime Street Station**
0.7 Miles (13 minute walk)
- ★ **Cruise Terminal**
0.5 Miles (11 minute walk)
- ★ **John Lennon Airport**
9.7 Miles (30 minute drive)

LEISURE

- ★ **Liverpool One Shopping**
0.1 Miles (1 minute walk)
- ★ **Albert Dock**
0.7 Miles (15 minute walk)
- ★ **Museum of Liverpool**
0.4 Miles (10 minute walk)
- ★ **Liverpool Football Club**
2.5 Miles (12 minute drive)
- ★ **Goodison Park**
2.7 Miles (11 minute drive)

UNIVERSITIES

- ★ **University of Liverpool**
1.1 Miles (20 minute walk)
- ★ **LJMU**
0.9 Miles (17 minute walk)

OTHER CITIES

- ★ **Manchester**
34.8 Miles (1 hour drive)
- ★ **London**
222 Miles (4.5 hour drive)



Gino D'Acampo recently launched his latest restaurant in Liverpool located 2 minutes' away from North House

THE LIFESTYLE

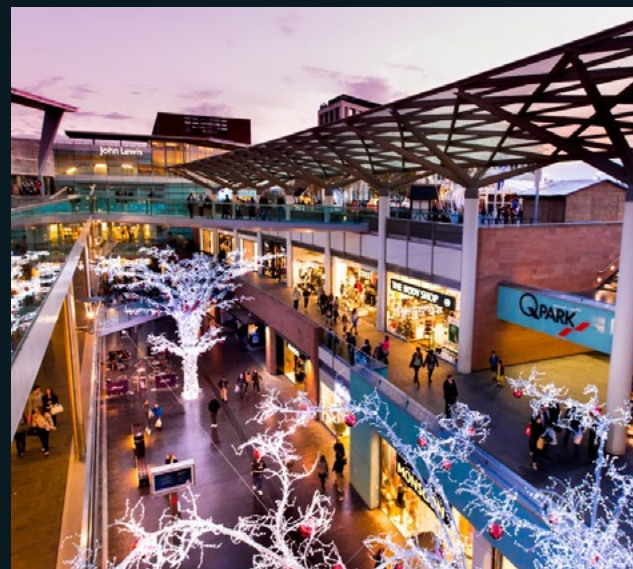
Residents at North House will benefit from a truly spectacular urban experience. The development is located within close proximity to some of Liverpool's best lifestyle attractions

from vibrant independent and high street retail to lively nightlife and fine dining. There is also a fantastic array of museums and galleries showcasing the city's mercantile past.



Rich Heritage & Culture

Liverpool has the most listed buildings outside of London along with some of the UK's best museums and art galleries. Residents will be able to access all of the historic and cultural experiences on offer.



World Class Shopping

North House is located 2 minute's away from Liverpool One and Bold Street. The former is one of the UK's leading high street experiences and the latter is the city's independent retail hub.



The Best Bars & Restaurants

Whether residents are looking for a quirky independent bar or a fine dining experience the sheer variety of nightlife and cuisine on offer is astounding and highly attractive.

THE APARTMENTS

The apartments on offer at North House have been thoughtfully designed to make comfortable and spacious homes for tenants.

Hard-wearing materials have been selected to deliver longevity and low maintenance to residents and owners. Every apartment comes with a fully fitted kitchen which includes a fridge freezer, integrated washing machine, cooker, hob and extractor fan.

The local private rented market consists mainly of young professionals and students looking for quality accommodation making the income potential of these apartments very attractive.

KEY HIGHLIGHTS

- *Spacious layouts for all apartments*
- *High-quality furnishing and fittings*
- *Variations in sizes to meet tenant requirements*
- *Highly attractive income potential*
- *Fully fitted kitchen including high spec white goods*



ONE BED APARTMENTS

From £109,950

A range of spacious one bed apartments are available, designed for students and young couples.



TWO BED APARTMENTS

From £159,995

Two bedroom apartments are available, perfect for young families and young professionals.





ONE BED APARTMENTS

The one bedroom apartments at North House offer a generously spaced layout consisting of an entrance hall, integrated kitchen/living area, bedroom, utility room and bathroom. In addition, varying sizes and layouts are on offer in order to provide a range of options to the local rental market.

Key Details

Price

From £109,995

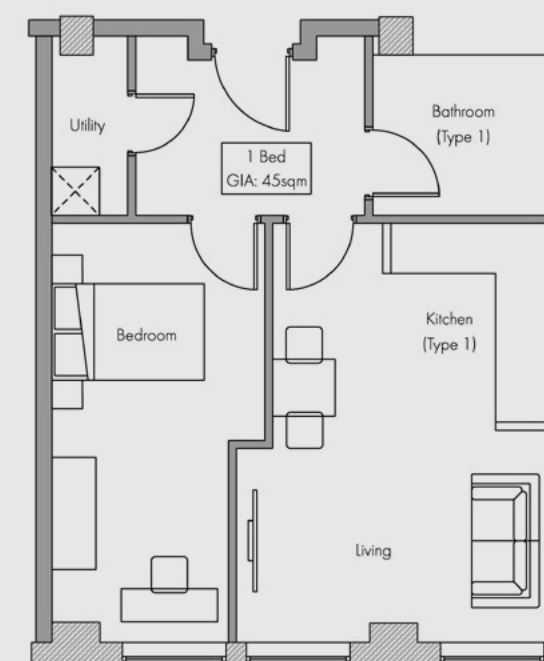
Size

Average size of 460sq ft

Yield

7% NET Guaranteed for 1 Year

TYPICAL APARTMENT FLOORPLAN



7% NET RETURN

Offering a 7% NET Return guaranteed for 1 year, these apartments are a strong, stable and high-yielding investment opportunity.

STRONG CAPITAL GROWTH

Property prices have increased by 3.7% in the last 3 months. The value of the apartments are set to rise substantially over the next few decades.



TWO BED APARTMENTS

TWO BED APARTMENTS

The two bedroom apartments offer a generously spaced layout consisting of an entrance hall, integrated kitchen/ living area, master bedroom, secondary bedroom, utility room and bathroom. The double bedroom can easily be split offering maximum convenience and flexibility to residents.

Key Details

Price

From £159,995

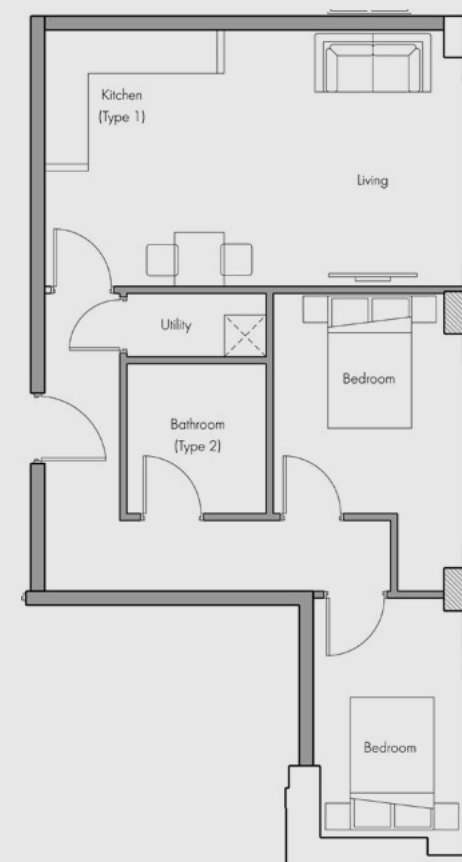
Size

Average size of 611sq ft

Yield

7% NET Guaranteed for 1 Year

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NORTH HOUSE

Invest in high-quality city centre apartments with a superb location, excellent rental yield and lasting desirability for tenants

Lotus Investments

7%

NET Yield
Guaranteed
for 1 Year

PURCHASE PROCESS

Our team of specialist advisors are on-call to assist you in the investment process from the initial enquiry through to the completion of the investment unit purchase.

We are more than happy to show potential and interested investors around the site, introduce them to the project's developer and answer any queries that may arise during the process.

We are anticipating incredibly high demand for this project based on the success of the developer's past schemes so we advise any interested parties to get in touch with us as soon as possible to avoid disappointment.

We have a clear and transparent purchase process; our investment consultants are available to guide you through each step.

STEP-BY-STEP PROCESS

- 1 Choose an investment unit to buy
- 2 Pay a £2,500 reservation fee
- 3 Instruct solicitors
- 4 Transfer 35% of the funds on exchange (within 28 days of reservation)
- 5 Transfer 15% plus furniture pack payment in full on 15th January 2018
- 6 Transfer balance minus reservation fee on completion



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FOR FURTHER INFORMATION
CONTACT US ON:

+44 (0) 207 993 5168

+44 (0) 7577 529505

sales@lotusinvestments.co.uk

www.lotusinvestments.co.uk



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