



PROPERTY DEVELOPERS LIKE NO OTHER



CHESTER

Developments by hmoinvest

hmoinvest delivers its brand of aspirational student and young professional property developments to the city of Chester. The market introduced to a new wave of lifestyle-driven accommodation and features an array of unrivalled co-living facilities. Which has been designed for a community feel.



- Stylish Apartments
- Aspirational Co-living Spaces
- Unrivalled Facilities

“Our range of student and young professional property has been specifically engineered for UK and overseas investors. It provides an opportunity to benefit from proven and sustainable returns from the profitable hmo & MUFB accommodation sector.”

Taking Control Of Your Investment

From identifying an opportunity and designing the product, to construction and professional management, hmoinvest strives to provide its clients with a property they can be proud of.

Our hands-on approach means that every aspect of the process is taken care of in-house. This provides investors with the knowledge that each opportunity is created to deliver lasting, long term results.

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Introducing hmoinvest Chester Properties

A regionally renowned UK student & professional accommodation investment.

Located in the heart of Chester City Centre, the portfolio comprises of studio apartments, flats and lettings of multiple occupancy houses. We deal across a selection of highly desirable locations with modern, high spec facilities.

The development provides individual investors with an excellent opportunity to enter the UK's lucrative student and young professional property market at an accessible level. Fully managed, our houses are available from a **£100,000** investment.

This opportunity allows individual investors to capitalise on a trusted developer's exemplary track record and the high demand for student and young professional accommodation in the city, to create an innovative investment that will generate up to 15.5% NET return per annum.

Higher Than
Average Returns

15.5%*

NET per annum



City Centre
Locations



Premium
Facilities



Fully Furnished
Houses



75%
LTV
Mortgageable
Properties

Welcome To Chester

A City On The Rise

As announced by the Office for National Statistics in 2017, 2018 & 2019, Cheshire West & Chester sports the fastest growing economy in England. With great investment and many job opportunities, the city continues to grow.

With over 1 Million residents across Cheshire and an economy worth over £30.9bn, house prices have risen 14% since 2016.



Increasing Student Population



Top Bars & Nightlife



Growing Economy

2.2hrs direct to London



4.33% price increase per annum



Fast Rising Rents

UK STUDENT MARKET OVERVIEW

500,000

Extra Students By 2030

Research has suggested there will be an additional 500,000 full-time students in the UK by 2030, meaning investors can expect strong demand for their purpose let properties in towns and cities.

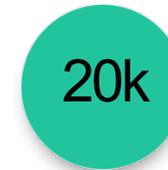
CHESTER MARKET OVERVIEW



Chester has a great university but a low quality, accommodation volume



Fast rising student rental growth in The UK



Around 20,000 Students



Current Sshortage of quality managed properties



Renowned University



14% of all students from overseas



Top rated student City



High retention rate

Chester has many characteristics that appeal to UK and overseas students, and young professionals, most notably its University, home to the best surviving Roman fortress wall in Northern Europe, oldest racecourse in Britain, best performing University in the North West of England for employability and voted 5th prettiest city in Europe.

Over the past 10 years, Chester has seen a whopping € 1.5 billion of investment, designed to help the city become a 'must see European destination'. This massive, exciting project nicknamed 'Chester Renaissance' includes the Northgate development, Delamere Street development and the €60 million HQ development.

Why Invest in U.K. Student & Young Professional Accommodation?

Student accommodation is a fast growing sector of the UK property market. According to Knight Frank, €4.5 billion was invested in UK Student Accommodation in 2018, up from €4.07 billion in 2017 and €3.1 billion invested in 2016. Recent growth in the sector has driven up its value over €51 billion, making it the second largest market outside of North America. Investors are encouraged by the well-established 'safe haven' reputation of the UK property market and the record number of 1.8 million students studying full-time.



Rising International Student Numbers

Another key factor is the steady and reliable demand for living space from students, which provides maximum reassurance to investors that their assets will generate strong yields. A healthy portion of this demand comes from international students, who are often willing to pay higher-than average rents to secure well-equipped, safe and conveniently located accommodation.

Overseas applications for UK university places for 2019-20 are up 6% on the previous year. Non-British citizens now make up 19% of higher education students overall.

WHAT STUDENTS & YOUNG PROFESSIONALS WANT

INTERNATIONAL APPEAL OF ASPIRATIONAL CO-LIVING ACCOMMODATION



International students are often prepared to pay higher rents for all-inclusive, superior and guaranteed accommodation.

Students prefer accommodation that includes everything from basic rent and bills to extras such as a super-fast broadband.

For parents, one of the biggest benefits of hmoinvest is the security it offers as a development such as hmoinvest in Chester, provides secure site access and a local management team.

For investors and Operators, understanding what students & young professionals want from their accommodation is vital for the projects success.

The Knight Frank and UCAS 2020 Student Accommodation Survey revealed the motivations of students when they choose where to live. The below stats reveal the top six answers:

Which of the following influenced your decision on where to live?

97%

Value For Money

96%

Overall Cost

96%

Cleanliness

95%

Location

95%

Quality

91%

Facilities

Source: Knight Frank and UCAS Accommodation Survey 2020

There are clear synergies between the 'hmoinvest' offering and the growing renovation-to-rent market and investors are recognising the opportunities afforded by both.



Co-Living Community



“hmoinvest tenants
enjoy aspirational
co-living spaces”



Next Generation of Accommodation In The City

A Collective Approach

The idea of a co-Living experience is to create a community-centred environment that not only provides privacy in living arrangements but also promotes social contact through community.

Aspirational Living Spaces

has been carefully designed to provide a revolutionary, mixed-use approach, whereby both student or young professionals can co-exist in vibrant and aspirational spaces.

Future-Proofing Returns



“It is likely that a mixed-use approach of space will be key to delivering residential success in central Chester”



University of Chester Student District

Chester City is home to many bars, restaurants and nightclubs, particularly in the city centre. Best of all for many young people pursuing their higher education in Chester, it's ranked 2nd most student-friendly city in the UK. -The Sun Living Survey 2019.



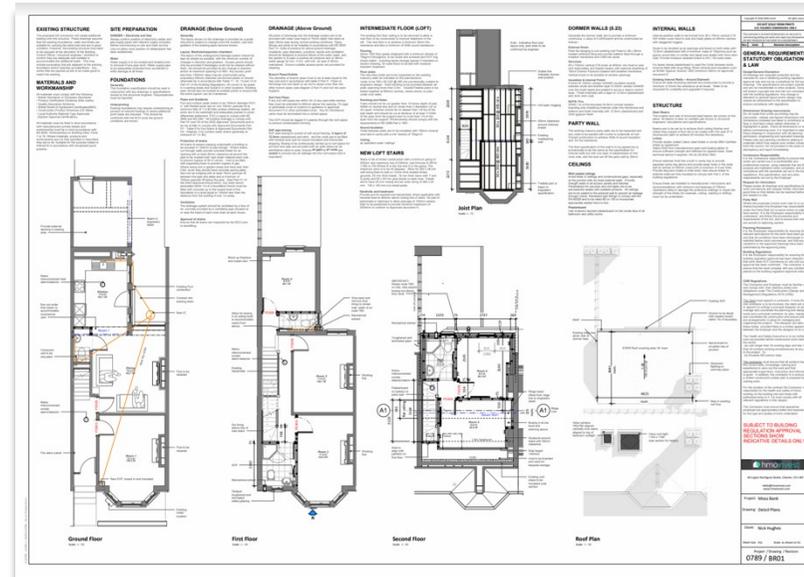
With all properties located a stones throw from campus grounds and central to the surrounding facilities. The local connections are lined perfectly with the city centric transportation routes.

Back-To-Brick

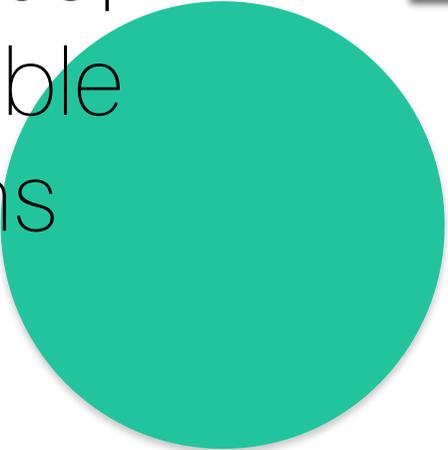
With every property put through a vigorous process of broad spectrum analysis, the most crucial and thorough works are constructed upon the foundations of your new property.

Leveraging local partnerships with the most highly skilled and rated craftsmen in all manner of skillsets hmoinvest ensures that your property is prepared and ready to take to market without any unexpected or costly occurrences.

Taking every site “Back-To-Brick” has become a finely tuned standard practice that ensures gold standard results, time and time again.



Premium
Facilities,
Profitable
Returns



How The Investment Works

First-Class Investment Models

Investors purchase a property via one of the models below, which is then fully refurbished, leased back to a well-established management company on a rolling agreement so the building, in its entirety, can be let as a house for multiple occupancy.

Armchair

Joint Venture

Buy-To-Let

Market Fundamentals

As demand soars in location & our fully managed service continues to deliver, you can rest assured that your assets are not only protected, but flourishing

Armchair

Armchair provides the perfect opportunity for investors to buy and own an investment property outright in their own name. Consistently adding-value through our efficient management processes to produce strong returns on your investment. In addition, you actually own the investment in tangible form. Whilst receiving extensive returns through the rental market, you can also look forward to the extensive capital appreciation your investment will bring. The ultimate returns achievable will be determined by the type and level of cash/gearing used, although returns between 12% and 20% are typical with this type of property investment.



Joint Venture

Joint Venture provides the investors with the opportunity to partner with 'hmoinvest' and purchase a HMO, MUFB property or a Buy-to-Let property as a BMV in joint names and then jointly fund the renovation and refurbishment costs resulting in a high value, lower cost investment property that will be fully market ready within 3-6 months. This option offers both the investor and 'hmoinvest' the opportunity to purchase, renovate and either sell or hold multiple properties on a regular basis. By reducing the cycle times of purchasing, renovating and selling on properties you can maximize your returns quickly and in a short space of time.



Buy-To-Let

Buy-To-Let tends to be more readily understood by the general masses as providing a secure investment (if you can find a tenant) with safe but unspectacular returns. As with the JV and Armchair opportunities, full ownership of the property title is transferred to the investor upon completion. A Buy-To-Let can be financed by a mortgage and whilst offering high liquidity and lower purchasing costs but lower yields and returns. If the Buy-To-Let route is for you as you begin to create and build your own potentially highly lucrative property portfolio, we can also arrange to source a number of potential properties on your behalf.



Fully Managed

All operational, running and maintenance costs are taken out by the management company “Central Urban Living” and the return is expressed as a NET yield. The investment is ideal for both UK and overseas investors and enables buyers to enjoy strong returns, whilst maintaining complete control over capital.

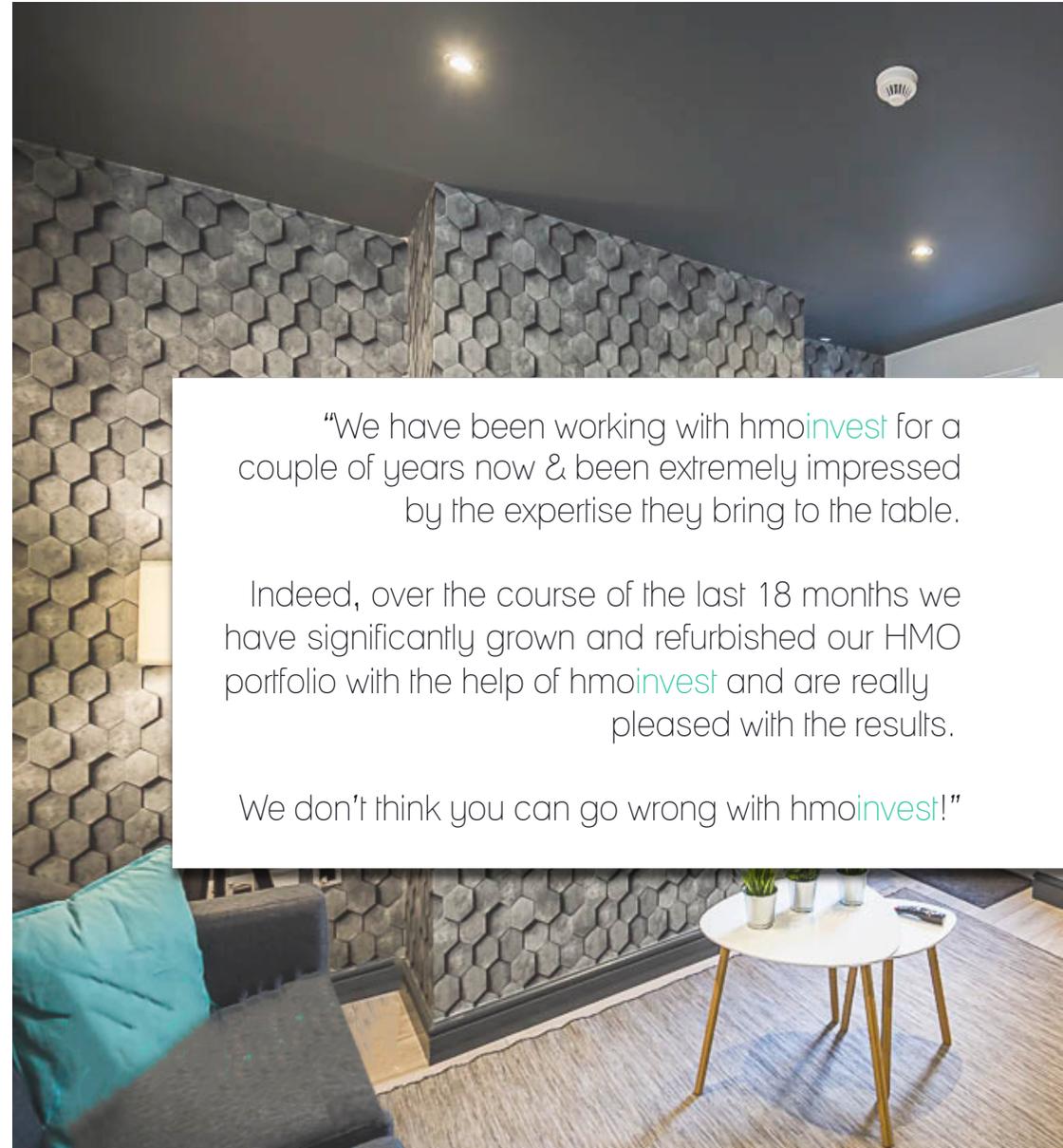
“The interest of the management company is fully aligned with the investors, with high occupancy levels, rental performance and student and young professional retention is key”





Nick Hughes

Head of Corporate Sales
UK National Bank



“We have been working with hmoinvest for a couple of years now & been extremely impressed by the expertise they bring to the table.

Indeed, over the course of the last 18 months we have significantly grown and refurbished our HMO portfolio with the help of hmoinvest and are really pleased with the results.

We don't think you can go wrong with hmoinvest!”



Our fully managed letting agent, Central Urban Living, boasts a proven record of a 98% occupancy rate, a 5star Google rating, a Cheshire West and Chester Accreditation and has managed over 300 successful tenancies to date.



NEXT STEPS

With a proven method and road map for success hmoinvest take you all the way from start to finish. From sourcing and acquiring the ideal property, to designing, developing and refurbishing the property to a compliant and desirable specification. Whilst finally and most importantly, tenant acquisition to generate revenue.

With compound Interest only a decision away, simply give your hmoinvest account manager the green light and lets start your asset development journey, today.

Design



Refurbishment



Sourcing



Development



Retail

To kickstart your journey today simply call your account manager, James Griffiths: +447941934483

Or for more information head over to: www.hmoinvest.com