



LIVERPOOL ONE  
PHASE 3

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# X1 Liverpool One Phase 3

**Boutique Student Accommodation in the centre near to Liverpool 1**

- Situated in a **prime location**
- Various investment options available ranging from **studios to penthouses**
- Prices from **£79,995**
- **In construction**
- Prime central location and walking distance to **Liverpool Universities, Odeon cinema** and the **L1 shopping and leisure complex**
- Phases 1 & 2 **completed and fully tenanted**
- **Assured 7% NET yield** for the first year

**estate**  
Impact Estate w.l.l.

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P.O. Box 5752, Manama,  
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## OVERVIEW

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### LOCATION

City center of Liverpool, just a short walk from the Liverpool Marina, city's five prestigious universities, cafes, shops and transport links

### TENURE

999 years of lease

### ANTICIPATED COMPLETION

July 2016

### RENTAL INCOME

7% Net Yield, 1 year assured

## DESCRIPTION

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New built student development furnished to the highest standard with built-in workspaces, high quality appliances, smart TVs and high speed wi-fi.

High-spec gym, a cinema, a communal lounge, a modern laundry room in the building.

Managed by a professional company.

## UNIT TYPES

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Total – 106 units

- Studio apartment - £79,995 (17m<sup>2</sup> – 23m<sup>2</sup>)
- Roof-top penthouse - £99,995 (19m<sup>2</sup>)

## FURNITURE PACKS

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£2,995

## FINANCIAL BREAKDOWN

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Studio	£79,995
Weekly Rent	£160
Gross Rent	£7,680
Management Fee	£614.4
Maintenance Fee	£1,085.96
Ground Rent	£250
NET Income	£5,729.64
NET YIELD	7,16%

## RESERVATION PROCEDURE

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1. Reservation form and deposit of £5,000 payable
2. Solicitor instructed, legals and sales pack sent out
3. £40,000 is payable over the next 4-5 weeks
4. Balance less deposit is payable on completion

## RESALE

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All Buyers are free to sell their apartments on the open market.

## BROKERAGE FEES

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IMPACT ESTATE DOES NOT CHARGE ANY COMMISSION

## OTHER FEES

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Each of the clients will be dealing directly with a UK lawyer and tax specialist for property related matters