

# THE BEST OF UK BUY-TO-LET

LUXURY APARTMENTS FROM ONLY

# £110,000

**AI** AIRE | LEEDS



## NEW BUILD BUY-TO-LET APARTMENTS IN LEEDS

- 147 luxury apartments
- Offers high-end studios to spacious two-beds
- 6% assured NET rental returns in year 1
- In construction and ready to accept tenants in 2017
- Close to all amenities and transport links
- Walking distance to Leeds city centre

Contact us today for a consultation regarding your portfolio.

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

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## OVERVIEW

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### LOCATION

Located right at the edge of Leeds' city center, only a short stroll away from its busy train station. Next to St. Saviour's Church.

### TENURE

999 years of lease

### GROUND RENT PA

£300

### ANTICIPATED COMPLETION

End of Q2 2017

### RENTAL INCOME

6% Net Yield, 1 year guaranteed

## DESCRIPTION

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The development offers boutique residential living – besides the high-end, fully-furnished apartments, residents will also be able to enjoy a gym and on-site management office.

With a population of close to 800,000 people, Leeds is the UK's 4th largest city. Thanks to its buoyant economy, Leeds is recognized as the regional capital of Yorkshire and the Humber area.

## UNITS TYPES

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A total of 147 luxurious apartments

- 1-beds – from £105,000
- 2-beds – from £125,000

## FURNITURE PACKS

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- 1-beds – £2,995
- 2-beds – £3,995

## FINANCIAL BREAKDOWN

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2-bedroom flat	£125,000
Monthly Rent	£825
Gross Rent	£9,900
Management Fee	£792
Maintenance Fee	£1,259.38
Ground Rent	£300
NET Income	£7,548.62
NET YIELD	6,04%

## RESERVATION PROCEDURE

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1. Reservation form and deposit payable (£5,000)
2. Solicitor instructed, legals and sales pack sent out
3. Within 21 days, 25% (less deposit payment) of the balance payable upon exchange of contracts
4. Six months into development, 10% of the balance is due
5. Remaining balance due upon completion (65%)

## RESALE

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All Buyers are free to sell their apartments on the open market (after completion).

## BROKERAGE FEES

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IMPACT ESTATE DOES NOT CHARGE ANY COMMISSION FOR THE SAID PROJECT

## 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