

PROPERTY INVESTMENT REPORT

THE ROSCOE
LIVERPOOL
UNITED KINGDOM



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INVESTMENT OVERVIEW

The Roscoe is a boutique collection of 82 beautifully presented 1- and 2-bedroom apartments in the heart of Liverpool city centre, within walking distance of every amenity and expertly designed for the burgeoning rental market.

Buy-to-let landlords will have peace of mind that their apartment is fully managed by a leading management company, who will take care of everything for them. The property has a 250-year lease term.

The prime central location and build quality will ensure the apartments are reliably let to high calibre tenants long term.

The site also sits adjacent to a £2 billion city centre regeneration, which will create a vibrant central zone on a scale equivalent to London's King's Cross.

1 / MODERN ONE BEDROOM BOUTIQUE APARTMENTS

2 / FULLY MANAGED, PASSIVE INVESTMENT

3 / IDEAL BUY-TO-LET INVESTMENT OPPORTUNITY

4 / PRIME L1 CITY CENTRE LOCATION WITH HIGH PROPENSITY TO RENT

5 / GUARANTEED NET YIELD FOR A 2-YEAR PERIOD

6 / OPPORTUNITY TO INVEST AND EARN IN POUNDS

Completion of construction expected Q4 2021.



MODERN + STYLISH CITY CENTRE LIVING

PRIME INVESTMENT LOCATION



£2 billion Upper Central investment

2 min walk

Liverpool John Moores University

2 min walk

Liverpool Central Station

6 min walk

Chinatown

6 min walk

University of Liverpool

7 min walk

Liverpool Lime Street Station

8 min walk

Liverpool ONE shopping centre

9 min walk

Royal Liverpool University Hospital

12 min walk

WHY INVEST IN THE UK



**BENEFIT FROM EARNING IN POUNDS (GBP)
AND HEDGE YOURSELF AGAINST
FLUCTUATING EXCHANGE RATES**



**THE UK IS GLOBALLY RECOGNISED AS A
SAFE AND SECURE PROPERTY INVESTMENT
DESTINATION FOR FOREIGNERS**



**TAKE ADVANTAGE OF THE CURRENT
FAVOURABLE EXCHANGE RATE**



**PURCHASE PROPERTIES OFF-PLAN AT A
DISCOUNT TO COMPARABLES IN THE AREA**



**LIMITED SUPPLY - ESTIMATED SHORTAGE
OF 300 000 NEW HOMES EACH YEAR**



**HOMEOWNERSHIP IN THE UK AT ALL TIMES
LOWS - DEMAND FOR RENTAL PROPERTY
WILL REACH 6 MILLION BY 2025**

INVESTMENT STRATEGY



Crowdprop intends to purchase a fully furnished one-bedroom apartment under a 5-year investment term. The property will be rented out upon completion with a guaranteed rental income for a 2-year period with an option to extend for another year. Pound (GBP) based rental income will be distributed to investors on an annual basis and provides an excellent hedge against fluctuating exchange rates. The property will be held for a period of 5 years, after which investors will vote on the decision to sell or retain the property.

Crowdprop has chosen the UK as an attractive property investment destination as it is globally recognised as a safe and secure environment for foreign investors. In recent years, emerging locations including Northern Powerhouse cities have enabled investors to achieve higher yields, with rental returns outperforming London's buy-to-let market. Liverpool has emerged as a top-performing choice for property investors as it is home to the UK's fastest growing inner-city population and is forecasted to achieve a 24-percent capital appreciation over the next five years (report by Savills).

KEY FACTS

TOTAL CAPITAL RAISE : £147 639

NET RENTAL YIELD : 4.84% GUARANTEED FOR 2 YEARS

INVESTMENT TERM : 5 YEARS FROM COMPLETION (Q4 2021)

RENTAL DISTRIBUTIONS : ANNUAL BASIS

NO. OF SHARES ON OFFER : 1 MILLION SHARES

PRICE PER SHARE : £0.147639 PER SHARE

MINIMUM INVESTMENT : £2 214.59 (15 000 SHARES)

FINANCIAL ANALYSIS



COST BREAKDOWN:

PROPERTY PURCHASE PRICE	£140 950
TRANSFER FEES	£1 140
STAMP DUTY	£219
LANDLORD LICENSE FEE	£250
UK COMPANY SETUP COSTS (ONCE OFF)	£600
FURNITURE COST	£4 000
FILING OF PROSPECTUS & LEGAL FEES	£480
TOTAL INVESTMENT INTO CROWDPROP	£147 639

GBP: ASSUMPTIONS:

PROPERTY INCOMES AND EXPENSES REMAIN CONSTANT FOR THE FIRST 2 YEARS, RENTAL INCOME IS EXPECTED TO ESCALATE BY 3% PER YEAR FROM YEAR 3 ONWARDS.

RENTAL INCOME FOR THE FIRST TWO YEARS ARE GUARANTEED BY THE MANAGEMENT COMPANY WITH AN OPTION TO EXTEND FOR ANOTHER YEAR.

*LIQUIDITY PROVISION: THIS EQUATES TO 3% OF RENTAL INCOME AND IS PUT IN PLACE TO COVER VACANCY LOSS AND UNFORESEEN EXPENSES. IN THE EVENT THIS PROVISION IS NOT USED, IT WILL BE RETURNED TO INVESTORS AT THE END OF THE INVESTMENT TERM.

CASH FLOW BREAKDOWN :

	<u>Y1</u>	<u>Y2</u>	<u>Y3</u>	<u>Y4</u>	<u>Y5</u>
GROSS RENTAL INCOME (£800 PER MONTH)	£9 600	£9 600	£9 888	£10 185	£10 490
PROPERTY MANAGEMENT FEE (8% OF GROSS RENTAL)	(£768)	(£768)	(£791)	(£815)	(£839)
SERVICE CHARGES (£1.50 PER SQFT)	(£597)	(£597)	(£597)	(£597)	(£597)
GROUND RENT	(£150)	(£150)	(£150)	(£150)	(£150)
CONTENT INSURANCE	(£100)	(£100)	(£100)	(£100)	(£100)
UK COMPANY ADMINISTRATION FEES (£24 PER MONTH)	(£288)	(£288)	(£288)	(£288)	(£288)
LIQUIDITY PROVISION*	(£288)	(£288)	(£297)	(£306)	(£315)
CROWDPROP MANAGEMENT FEE	(£259)	(£259)	(£268)	(£278)	(£287)
PRE-TAX NET RENTAL INCOME	£7 150	£7 150	£7 397	£7 651	£7 914
NET RENTAL ROI	4.84%	4.84%	5%	5.2%	5.36%

INVESTMENT FORECAST

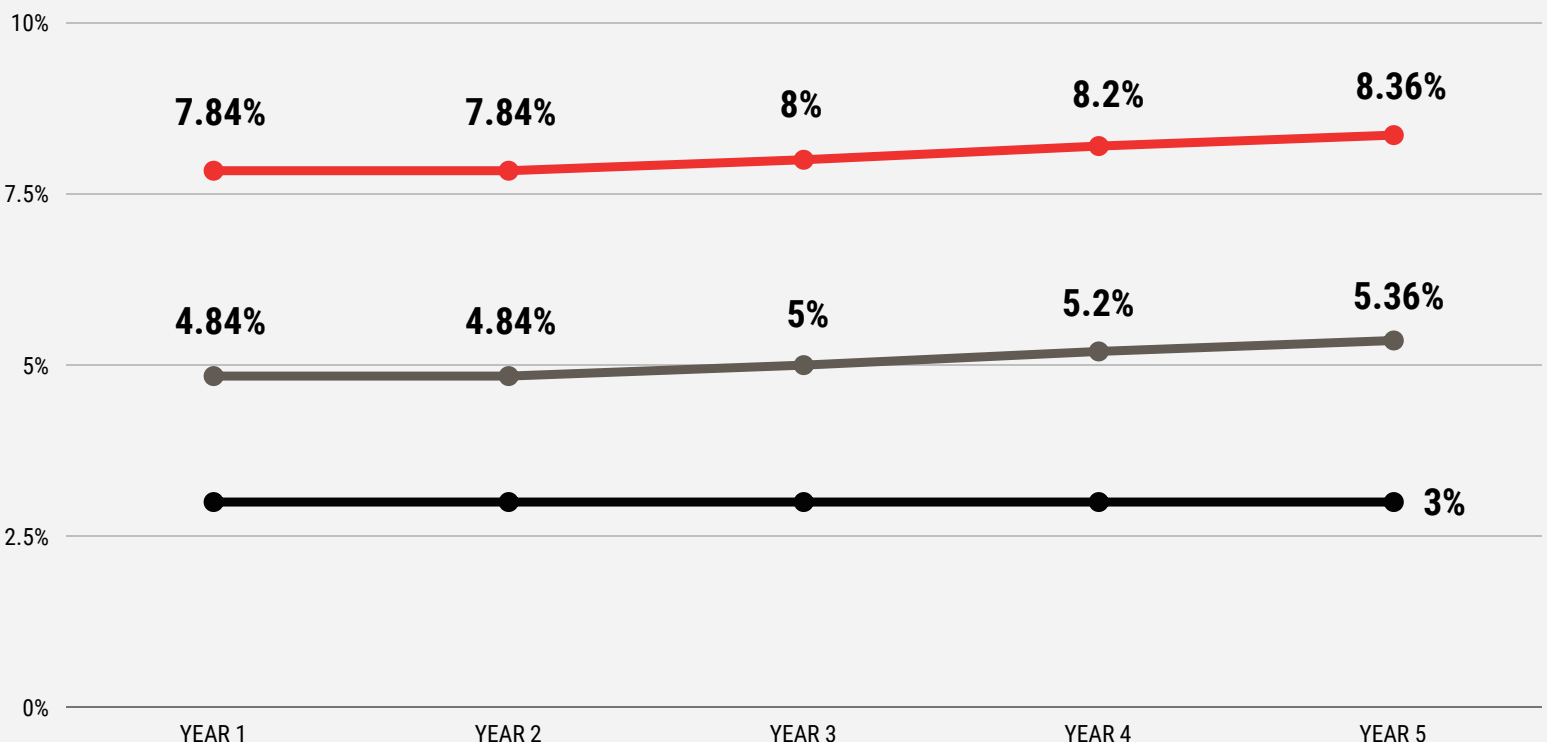


TOTAL NET RENTAL INCOME OVER 5 YEARS	£37 262
COST OF PROPERTY AT INCEPTION	£147 639
MARKET VALUE OF PROPERTY IN YEAR 5	£168 936
CAPITAL APPRECIATION ON INVESTMENT OVER 5 YEARS (ESTIMATED AT 3% PER YEAR)	£21 297
TOTAL PROFIT ON INVESTMENT	£58 559
TOTAL ROI OVER THE INVESTMENT TERM	39.7%
ANNUALISED ROI	7.94%

ESTIMATES PROVIDED ARE FOR ILLUSTRATIVE PURPOSES ONLY. CROWDPROP DOES NOT GUARANTEE ANY PERFORMANCE RETURNS. INVESTORS ARE REQUIRED TO PERFORM THEIR OWN DUE DILIGENCE AND OBTAIN THEIR OWN FINANCIAL ADVICE BEFORE INVESTING. CROWDPROP DOES NOT PROVIDE FINANCIAL ADVICE.

PROJECTED ROI OVER 5 YEARS

RED - TOTAL ROI | GREY - RENTAL ROI | BLACK - CAPITAL APPRECIATION



INVESTMENT SUMMARY



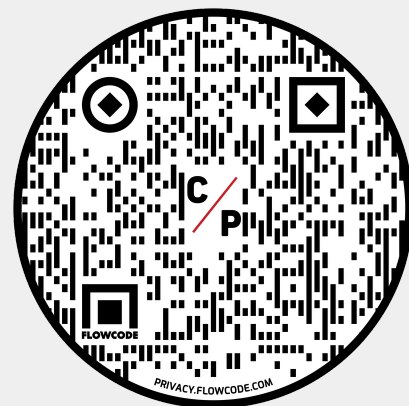
TOTAL COST OF INVESTMENT	£147 639
NUMBER OF SHARES	1 MILLION SHARES
PRICE PER SHARE	£0.147639
MINIMUM INVESTMENT AMOUNT	£2 214,59
MINIMUM SHARE PURCHASE	15 000 SHARES
EQUIVALENT SHAREHOLDING	1.5%

EXCHANGE RATE ON THE INVESTMENT AMOUNT WILL BE QUOTED AT THE TIME OF CONFIRMING YOUR INVESTMENT.

**NB: ANY AMOUNT INVESTED OVER AND ABOVE THE MINIMUM INVESTMENT SHOULD BE IN INCREMENTS OF THE STIPULATED SHARE PRICE.
(EXAMPLE: 20000 SHARES X £0.147639 = £2 952,78 INVESTMENT COST)**

HOW TO INVEST

SCAN TO REGISTER



1

REGISTER A PROFILE ON OUR WEBSITE

2

VERIFY YOUR IDENTITY

3

DEPOSIT FUNDS INTO YOUR CROWDPROP WALLET

4

CHOOSE ANY AVAILABLE INVESTMENT OF YOUR LIKING