

"The UK rental market for retirement living is set to grow by a further £2.65 billion over the next five years"








JLL (Global Real Estate)

RETIREMENT LIVING INVESTMENT OPPORTUNITY FOR SALE @ £495K

9 APARTMENTS IN CORNWALL, UK

Low Risk
11.5%
Yield

 **Portolio**
THE LANDLORD'S ESTATE AGENT

BENEFITS OF A RETIREMENT LIVING INVESTMENT	RETIREMENT LIVING
High Rental Yield - 11.5%	
High Growth Sector	
Stable, Client Base (Over 55's Only)	
Extremely Low Risk (Retirement Homes For Life)	
Low Level Management (Manager/ On-call In Place)	
Secure, Stable, Low-Risk Investment	
An Excellent Addition To Any Investment Portfolio	

SAMPLE PHOTOGRAPHS OF THE DEVELOPMENT



OFFERED FOR SALE AT £495K WITH 11.5% RENTAL YIELD



Offering a unique opportunity to invest in the high growth retirement living sector, this investment offers :

- Rental yield of 11.5% - (See details of yield calculation below)
- Picturesque location in central Cornwall
- Comprises 9 x 1 bedroom apartments
- All tenants are 55+ on assured tenancies
- On call manager/ 24 hour emergency call system in place
- Tenancy has built in annual increase of circa 6%
- Long leasehold = 145 years
- Gross rental value = £89,916 per annum
- Annual service charge/ ground rent = £32,281 per annum



Rental yield calculation : To arrive at this 11.5% rental yield calculation we have deducted the ground rent & service charge from the gross rent. This provides excellent yield with minimal management & repair costs.



JOHN FORTH

SALES AGENT



ABOUT JOHN

John has been buying, selling, and investing in UK property for 25 years. He is a senior representative of the National Residential Landlords Association and is also a member of the Chartered Institute of Housing. John can help you to reach your property goals.

GET IN TOUCH

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