

adessopartners®  
INTEGRATED SERVICES IN REAL ESTATE



***Present a new Investment Immediately on Profit in UK***

*Don't hesitate to contact us for more information...*



## THE CONCEPT

### Rise Of The Micro-apartment

With space quickly becoming a premium within city centres, a pressing need has developed for **smart, cost effective, energy efficient living spaces**. Introducing the micro-apartment, the perfect balance of form and function.

With **clever storage design, vastly reduced energy consumption and improved construction time** there is no wonder why micro-apartments are becoming a more popular urban solution. Kelham Works Sheffield will truly give students and young professionals a new lease on life.

## The Location - Kelham Island Quarter

The Kelham Island Quarter is located just north of Sheffield city centre, an area where **history meets the contemporary**. The majority of this quarter is within the Kelham Island Conservation Area, the most intact area of industrial heritage within Sheffield. It is here where you can find the **popular Kelham Island Museum** and other impressive Industrial Era construction. Being a historical conservation area only the finest quality materials and construction methods can be used in the regeneration of existing buildings, thus enhancing the quarters overall aesthetics and construction quality.

Kelham Island's connectivity with the rest of the city has been recently improved, creating greater access to this burgeoning area of the city. As a result **all manner of cafes, gastro pubs, bars and breweries** are thriving, in what is quickly becoming a **new student mecca**. These successful redevelopments act as a catalyst, increasing the population and enhancing the image of this historic district.

As you can see Kelham Island is the ideal location for these high quality, boutique micro-apartments. With a wealth of history, culture and culinary delights on its doorstep, **Kelham Works will face high demand** not only the rental market, but from those wishing to invest in the smarter urban living option that is **'the micro-apartment'**.

MUSEUM

## WHY SHEFFIELD?

A prime player in the Industrial Revolution, Sheffield was viewed as the steel capital of the world. Although the manufacturing plants have now declined, the city has retained a strong economy and attracts businesses globally with its high employment rate and strong performance in both its business and manufacturing sectors.

### A THRIVING COMMERCIAL CENTRE

With branches of some of the world's most famous organisations located in the city (IBM, Rolls Royce and Boeing etc), Sheffield is well placed to attract international interest due to its accessible location, key industrial sites and large retail outlets including Meadow Hall, the largest shopping centre in Yorkshire.

### A BEAUTIFUL PLACE TO LIVE

One of the cheapest places to live and study in the UK, Sheffield is also one of the greenest, with over 200 areas of woodlands and public parks within the city, not to mention the beauty of the Peak District National Park, which is only 10 minutes from the university.



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## INVESTMENT DETAILS



- Micro-apartments from just **£69,950**
- Assured rental yield of **8% for 3 years**
- Return **£49,504 (66%)** from a 75K investment in just 5 years
- Self-contained micro-apartments with private kitchens and bathrooms
- Sheffield is home to two world class universities with over **63,000 students**
- The University of Sheffield is a leading Russell Group University, one of the top institutions in the UK
- Developer buy back option in year 5 at **125%**
- 12 month extended payment plan
- Micro-apartments that target students and young professionals
- A fully **hands-off investment** and fully managed by reputable asset managers

**JUST 52 UNITS AVAILABLE!**

## INTRODUCTION

After months of negotiations we are excited to announce the launch of Kelham Works Sheffield, and it has been well worth the wait.

Sheffield is a rich, diverse, multicultural city that has earned its reputation for being one of the friendliest and safest major cities in the UK. It is considered the UK's largest 4th city with 2.1 million people living within a 60-minute commute and boasts one of the highest student populations in the UK today.

Sheffield provides the ideal location for the next 'big thing' in the UK property market, **Micro-Apartments**. A solution to the ever increasing demand for city centre space at affordable prices, Micro-Apartments are expected to become highly sought after.



Return **£49,504 (66%)** from a 75K investment in **just 5 years**

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## LUCRATIVE EXIT STRATEGY

Once a residence is operating and a proven income stream can be shown, the investor can then take advantage of the resale market.

The Micro-Apartment would be valued on a commercial basis according to the level of rental income and the quality of operator. It's reasonable to assume that **if the rental income achieved rises by 10%, then the room value will rise by a similar amount**, as it's typically the yield percentage that the new investor is seeking.

Investors should look to buy a residence off-plan and **take advantage of the early years' greater than average rental income**. When the rental income has a solid track record then you have a proven IGA to resell.

There are now a number of dedicated resell companies coming online preparing for a lucrative new sector in the years to come.



**8%**

**MINIMUM RENTAL ASSURANCE FOR THE 1ST 3 YEARS**



## UK'S NUMBER 1 ASSET CLASS

The student accommodation sector now outperforms every other asset class in the UK and last year witnessed a staggering £2.7 billion invested, a 125% increase on investments in 2011.

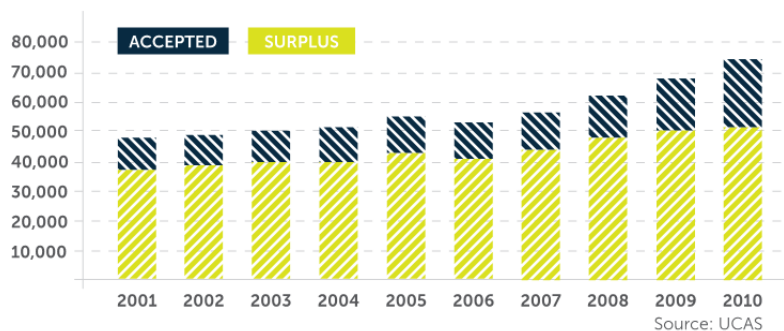
In spite of increased tuition fees, UCAS continues to report record numbers of applications, with over 600,000 applying for just 400,000 places for the 2013/14 academic year.

This extraordinary demand shows no sign of slowing down which means universities across the UK are now facing the problem of housing students. Many institutions fail to house all of their first year intake and accommodation for years 2 and 3 is even scarcer.

It is of no surprise that most purpose built student accommodations face occupancy rates of 99% or higher and are consistently delivering impressive yields in excess of 9 and 10%.

The highest yielding student properties appear to be in the north, where property prices are low but still command impressive rents.

## DEMAND CONTINUES TO OUTSTRIP SUPPLY FOR STUDENT PLACES



## INCREASING DEMAND

Some university centres have virtually no private purpose built student accommodation and so the entire reliance is on university halls which are often old, of lower standard and offer no facilities. This creates a unique opportunity whereby investors can tap into an extremely lucrative rental market and at the same time help solve the on-going housing shortages for today's student population.

## SHEFFIELD HALLAM UNIVERSITY

with more than 33,000 students, sheffield hallam is one of the largest universities in the country, and is one of the biggest provider of health and social care and teacher training in the uk. it's based on two campuses, one in the bustling city centre and the other out in the leafy suburbs. investment of £115m over the past 10 years has provided the university with modern, well-equipped teaching facilities.

- ✔ **More than 33,000 students study on 572 courses**
- ✔ Home to over 4,000 international students from 120 countries
- ✔ **Fourth largest university in the UK**
- ✔ Spread over two main campuses – City Campus and Collegiate Campus
- ✔ **Business partners include; Sony, BP, the NHS, Network Rail, SAP and Microsoft**
- ✔ Awarded over £2 million from the HEFCE Science Research Fund
- ✔ **England's largest provider**

"More than **8,000 overseas students** in Sheffield are reportedly worth **£120 million per year** to the local economy"

**Sheffield Hallam University**



## MICRO-APARTMENTS SPECIFICATIONS

Like any residential apartment, each micro-apartment at Kelham Works will be delivered with a modern kitchen and en-suite. For a small additional cost the developer will then furnish throughout.

All rooms are specifically designed to fully utilise space. With clever storage solutions, high spec finishings and superior build quality these micro-apartments are the perfect urban housing solution.

### SPECIFICATIONS:

- ✔ Three quarter bed with mattress
- ✔ Workstation with study chair
- ✔ Shelving and drawers  
Kitchenette with fitted oven, hobs and sink
- ✔ En-suite bathroom with shower cubicle, vanity sink unit and toilet  
Carpet, blinds and light fittings
- ✔ Internet with hi speed Wi-Fi or Ethernet connection

"Micro-apartments from just **£69,950**"





## PURCHASE PROCESS

### Payment Plan 1

- 1/ £6,000 RESERVATION FEE (includes £1000 admin fee)
- 2// 50% VALUE OF PURCHASE PRICE (less £5000)  
on exchange of contract (within 28 days)
- 3/// 30% VALUE OF PURCHASE PRICE  
(on roof)
- 4//// 20% ON COMPLETION



## F.A.Q's

**When will the building be completed?**  
Kelham Works is due to complete Q4 2015.

**What are the projected annual returns?**

The developer will lease the property from you for 3 years at 8% NET paid at the start of each year. Alternately, for those investors looking to see the 3 year return immediately on completion, the developer will pay the 3 year lease up front at 7% NET.

**Are there any restrictions if I want to sell?**

No. Once you have completed on the purchase and you have the legal title deed, you would be free to sell your unit on the open market at any time in the future.

**Am I buying as freehold or leasehold?**

195 years leasehold.

**Will there be a build warranty?**

Yes, 10 years.



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