

METRO STUDENT APARTMENTS

CROSS BEDFORD STREET, SHEFFIELD
COMPLETED STUDENT DEVELOPMENT
ALL UNITS CURRENTLY LET FOR 2018/19



PRICES FROM £56,250
9.5% NET YIELD FOR 2 YEARS



Student Accommodation

Over the last 15 years, the student accommodation sector has seen a rise in demand to coincide with a rise in applicants to university. UCAS figures show that in the past 12 months there has been a rise of 5.1% to nearly 600,000 applicants for the 2018/2019 academic year. The reason for this rise is likely due to an increasing number of applicants per job listing. This in turn requires those seeking the best jobs to better their chances of employment by attending university, sooner rather than later since the rise of tuition fees in 2012.

In 2018, most UK higher education institutions will charge the maximum £9,000pa fee. This fee will be repayable only once the individual starts to earn following the university degree. This means that, unlike the current system whereby individuals are required to pay their tuition via student loan or during their education, students loans can be put toward accommodation and living costs. This gives greater scope for higher standards of accommodation, giving an advantage to private landlords and other providers of private accommodation, who can offer better standards of living.

Many university-provided halls of residence cannot provide the standards a student may be used to at home, so new students are able to take advantage of a delayed tuition fee repayment and put the money towards a better standard of living. Demand for accommodation is rising as the universities are handing over responsibility of their housing services to private management companies.

Investing in student accommodation is seen as a sound investment, with research group Knight Frank reporting a 5% increase in rental growth year on year for private halls operators. Also with an increase in foreign students attending UK universities as the value and profile of a UK degree rises in the eyes of the world's academia, the demand for places in student accommodation will continue to rise.





What is a Boutique Student Residence?

'Boutique' student accommodation is a phrase coined to represent accommodation for the discerning student who does not want to compromise on standards of living while at university.

The end user varies, but represents a bias towards the affluent, international, postgraduate or mature student. With the move towards post-pay university education and £9,000 fees, in the short-medium term there has been a significant rise in demand for 'boutique' student accommodation.

Historically, student accommodation has been provided by privately owned three/four bedroom houses or by student halls, neither of which maintain the standard of living many new and returning students are accustomed to.

We have identified a niche in the student accommodation market to provide a higher level of fit-out and amenities.

We aim to create a unique student experience with our high-end study bedrooms with facilities to match the expectations of today's discerning student.

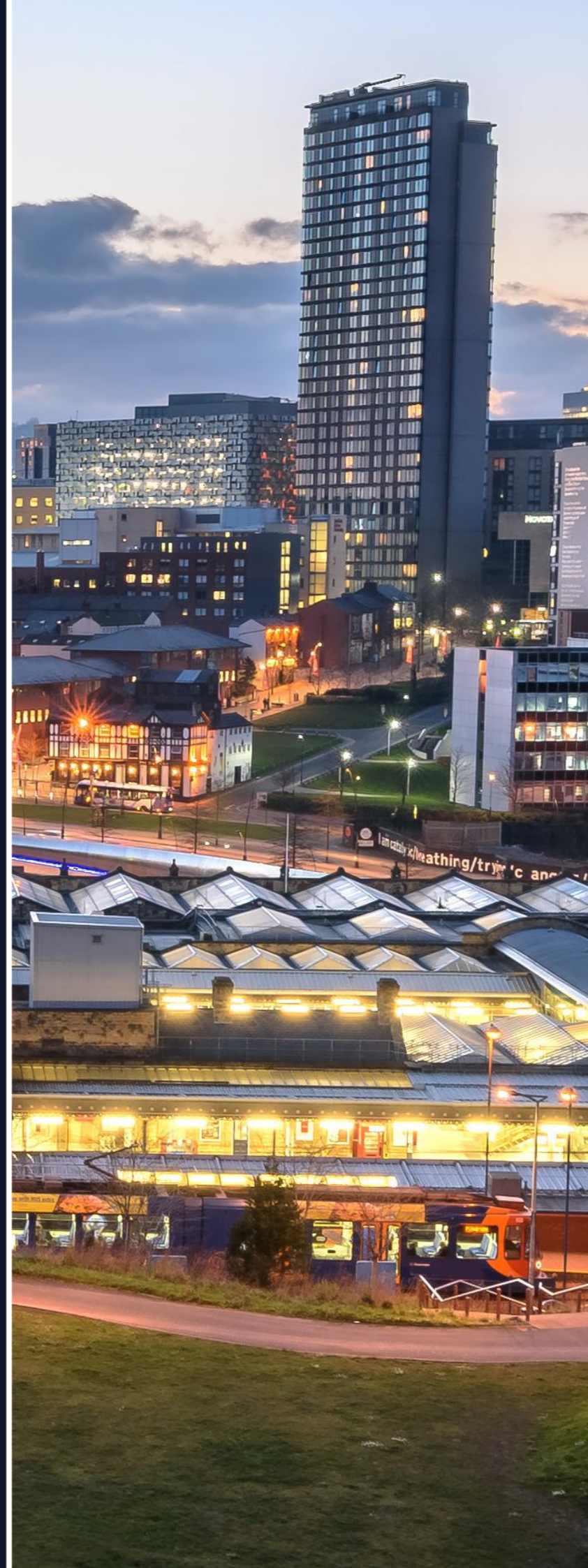


About Metro Apartments

-  Consisting of 80 rooms with en-suite bathrooms
-  Arranged over 7 floors in clusters of two, three, five and six rooms
-  With communal areas including kitchen and lounge to each cluster
-  Lift and video security
-  Bin area and secure bicycle storage
-  Finished to a high standard
-  Fully fitted furniture to each room and clusters communal area
-  Ideally situated close to a tram stop and local shops
-  In a good area of the city with neighbouring residential buildings
-  Built with eco-friendly heating
-  Latest fire and safety regulations
-  Completed January 2018 and already largely let for 2018/19
-  Superb asset class with high returns

What's Included?

- Student rooms with en-suite shower room
- Built-in bed, cupboard, shelving and desk
- State-of-the-art kitchens and lounges
- Lounge areas, dining table and balcony
- Laundry facilities
- High-speed internet
- CCTV and entry phone system
- Close to city centre and the universities



Why Sheffield?

-  Sheffield has one of the largest student populations in the UK
-  With several universities and language schools
-  The city has had vast infrastructure investment in the last 5 years
-  Consistently in the top 20 university cities in the UK
-  Undersupply of quality, bespoke, student accommodation
-  Great shopping and nightlife in Sheffield
-  Many attractions and facilities throughout the city
-  Good travel links in the city and to nearby cities



Discounted En-Suite Room	£56,250
9.0% NET Assured Rental Yield for 2 Years	

En-Suite Student Room	
Purchase Price	£56,250
Gross Annual Income ¹	£5,200
Maintenance and Management ³	£0
Ground Rent	£120
Net Income	£5,080
Gross Yield	9.2%
Net Yield	9.0%

Discounted Corner Room	£58,950
9.5% NET Assured Rental Yield for 2 Years	

En-Suite Corner Room	
Purchase Price	£58,950
Gross Annual Income ²	£5,720
Maintenance and Management ³	£0
Ground Rent	£120
Net Income	£5,600
Gross Yield	9.7%
Net Yield	9.5%

¹On target rent of £100 pw x 52

²On target rent of £110 pw x 52

³Maintenance and management fees are covered by the developer for the first two years



PURCHASE PROCESS

Once your unit has been selected, you will need to complete a reservation form, attach a copy of your passport and send these to the appropriate sales representative. Once you have done this you will need to arrange payment of the £2,000 deposit.

Once you have paid your deposit the developer's lawyers will send your chosen lawyer a contract pack, to enable them to raise enquiries about the development on your behalf.

The expected change of contracts will take place 28 days following the issue of the contract pack to your conveyancer.

After you have exchanged contracts you will receive a welcome letter from the developer which will explain the future services they will provide and include all contract details.

- 1 Reservation deposit: £2,000
- 2 Instruct solicitors
- 3 Exchange and complete within 28 days

Two-year rent assurance of 9.0% - 9.5% NET
Only 15 units available with 65 sold already
En-suite student rooms with fitted furniture
Communal lounges, kitchens and common areas
Close to a Metro station, main roads and local shops
Near to the main universities in thriving Sheffield