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AUDLEY HOUSE

INVESTMENT ANALYSIS

LIVERPOOL

In recent years, Liverpool has cemented its reputation as one of the most rewarding and dynamic property investment destinations in the UK.

Importantly, a number of major investment projects are set to accelerate the pace of change. Over £30 billion of development work is already under way and a further £4.5 billion has been ring-fenced for new commercial and infrastructure projects. Another huge cash injection is expected in the shape of the proposed Liverpool Waters development, which will add £5.5 billion to the local economy and support thousands of new jobs which will also have a positive knock on effect to the surrounding areas.



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TRAVEL TIMES TO KEY DESTINATIONS

PRESTON -
54 Mins

Bolton -
1hr

LIVERPOOL -
9 Mins

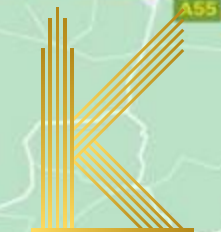
Manchester
MANCHESTER
- 1hr

Birkenhead
- 17 Mins

Runcorn -
36 Mins

Chester -
39 Mins

LONDON -
2hr 53 Mins



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“

Ocean Gateway can play a key role in addressing regional imbalances.

”

Neil Lees, deputy chairman of The Peel Group

The Peel Group's Ocean Gateway, spanning over 50 years, will deliver an unprecedented scale of co-ordinated private sector investment across the North West of England. It is a truly pioneering approach to the renaissance of the strategic corridor encompassing the City Regions of Liverpool and Manchester, and adjacent area.

The £50bn strategy launched in 2008 and features MediaCityUK, TraffordCity, Liverpool Waters, Liverpool2, Wirral Waters, Protos, Port Salford and Liverpool John Lennon Airport.

Media City for example has driven growth into the economy, attracting people, businesses, jobs and further investment which all play a fundamental role in house price growth in the area, as we have seen in Manchester already. This same and Liverpool, with Liverpool Waters & Liverpool 2 are expected to follow suit.

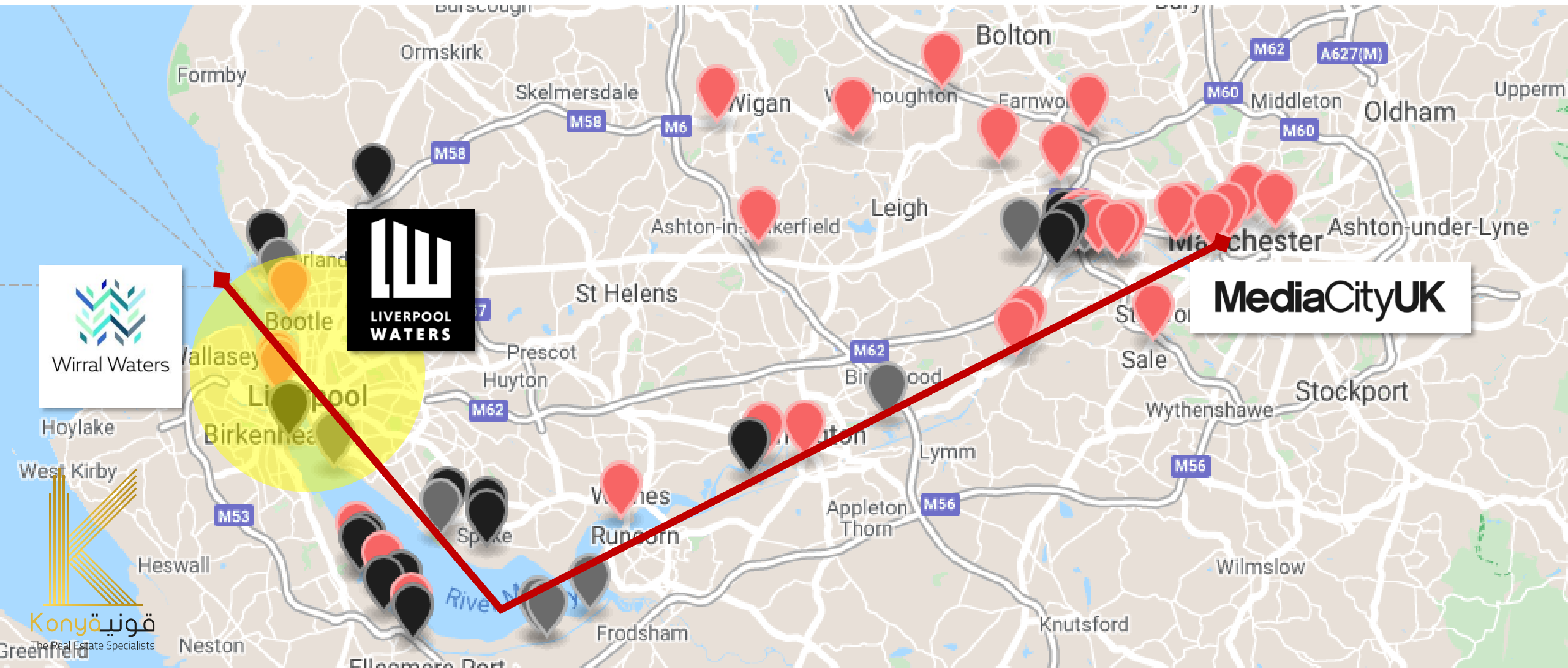
OCEAN GATEWAY

**50
YEARS**

**50
Projects**

**£50
Billion**

OCEAN GATEWAYS 50 PROJECTS





LIVERPOOL WATERS

[8 Minutes Drive]

The **£5.5 billion regeneration** of Liverpool Waters is set to transform the city's northern docks. The project will reshape around 2-million square metres of land, producing world-class and high-quality developments along with a new waterfront quarter in central Liverpool. The mixed-use scheme will provide much needed opportunities for jobs, training and skills development.

LIVERPOOL SUPER-PORT

[8 Minutes Drive]

Approximately **£1 billion of investment** in Liverpool City Region's port and logistics assets is underway.

This investment will deliver a transformation of the sector and significantly enhance the whole region's attractiveness for retail and manufacturing logistics operations. It is one of the most modern and efficient terminals in the world, future-proofing the port for decades to come.



MAJOR INVESTMENT PROJECTS LIVERPOOL



CITY REGION “PLAN FOR PROSPERITY”

£19.7BN IN PROJECTED GROWTH

LIVERPOOL SUPERPORT

£1BN SCHEME IN PROGRESS

LIVERPOOL BAY

£3.5BN IN OFFSHORE WIND ENERGY

CRUISE TERMINAL 2

PROPOSED £55M TERMINAL AT PRINCES DOCK

CENTRAL DOCKS FERRY TERMINAL

NEW £25M TERMINAL FOR SERVICES TO ISLE OF MAN

MERSEY GATEWAY

£2BN TOLL BRIDGE AND ROAD IMPROVEMENTS

MERSEY MULTIMODAL GATEWAY

NEW 200-HECTARE LOGISTICS CENTRE

NATIONAL ROAD INVESTMENT STRATEGY

UP TO £700M

ROYAL LIVERPOOL HOSPITAL

£429M INVESTMENT

RAIL IMPROVEMENTS

£340M IN 2019

SINGLE INVESTMENT FUND

£650M OVER 43 PROJECTS

CITY GROWTH DEAL

£336M OF GOVERNMENT FUNDING

HARTREE CENTRE

£300M INVESTMENT IN ‘BIG DATA’ COMPUTING

EU STRUCTURAL FUNDING

£193M

LIVERPOOL WATERS

£5.5BN - PLANS UNDER DISCUSSION

Plans going ahead for £70m Littlewood Studios in Liverpool

Liverpool City Council has set out the next steps to deliver on of the UKs biggest TV and film complexes. This comes after Liverpool reaffirms its status as **'Hollywood of the north'** after a blockbuster year. Despite the pandemic, film and TV production was one of the city region's most resurgent sectors and contributed close to £20m to the local economy.

The new complex costing circa £17m will include major studios, creative office space and new media facilities expecting to **create almost 4,000 jobs.**



PLAN FOR PROSPERITY

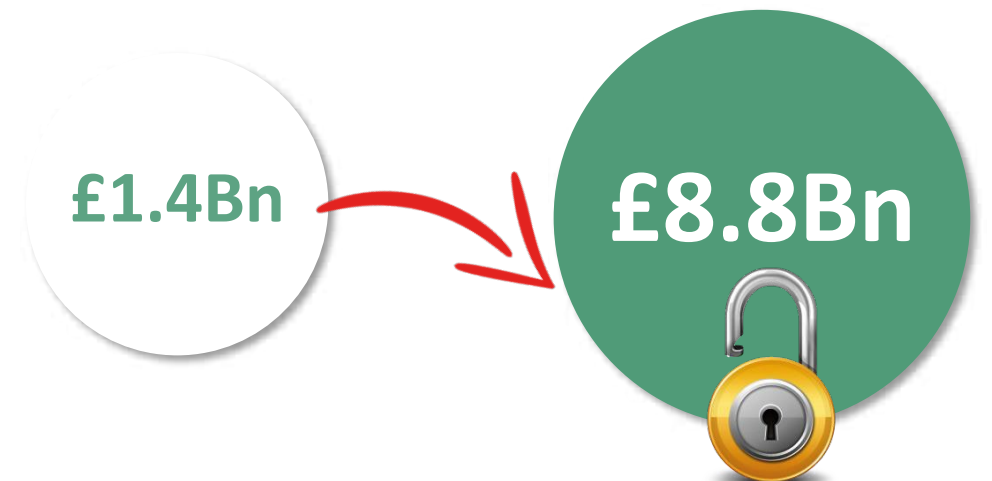
In April 2022, Liverpool Metropolitan Mayor, Steve Rotheram unveiled a new 'Levelling Up' Plan for Liverpool City Region. Known as the 'Plan For Prosperity', It will seek to accelerate growth in high value industries and **boost the local economy by almost £20bn.**

The plan aims to deliver a fairer, stronger, cleaner Liverpool City Region... Reaching 5% (Growth) target could **create an additional £19.7Bn in cumulative GVA**, a **+6.5% increase in jobs (44,000)** and a +10% increase in productivity.

BUILDING BACK BETTER

The plan, which has been submitted to central government, sets out **how £1.4 billion in investment could unlock £8.8 billion of projects to begin in the next 12 months.**

Those projects would create **94,000 permanent jobs**, with a **further 28,000 jobs** in construction.











House prices tipped to rise by three times as much in the North West as in London

Savills says outlook for UK housing market is improving, with North West set for 18.4% gain in five years.

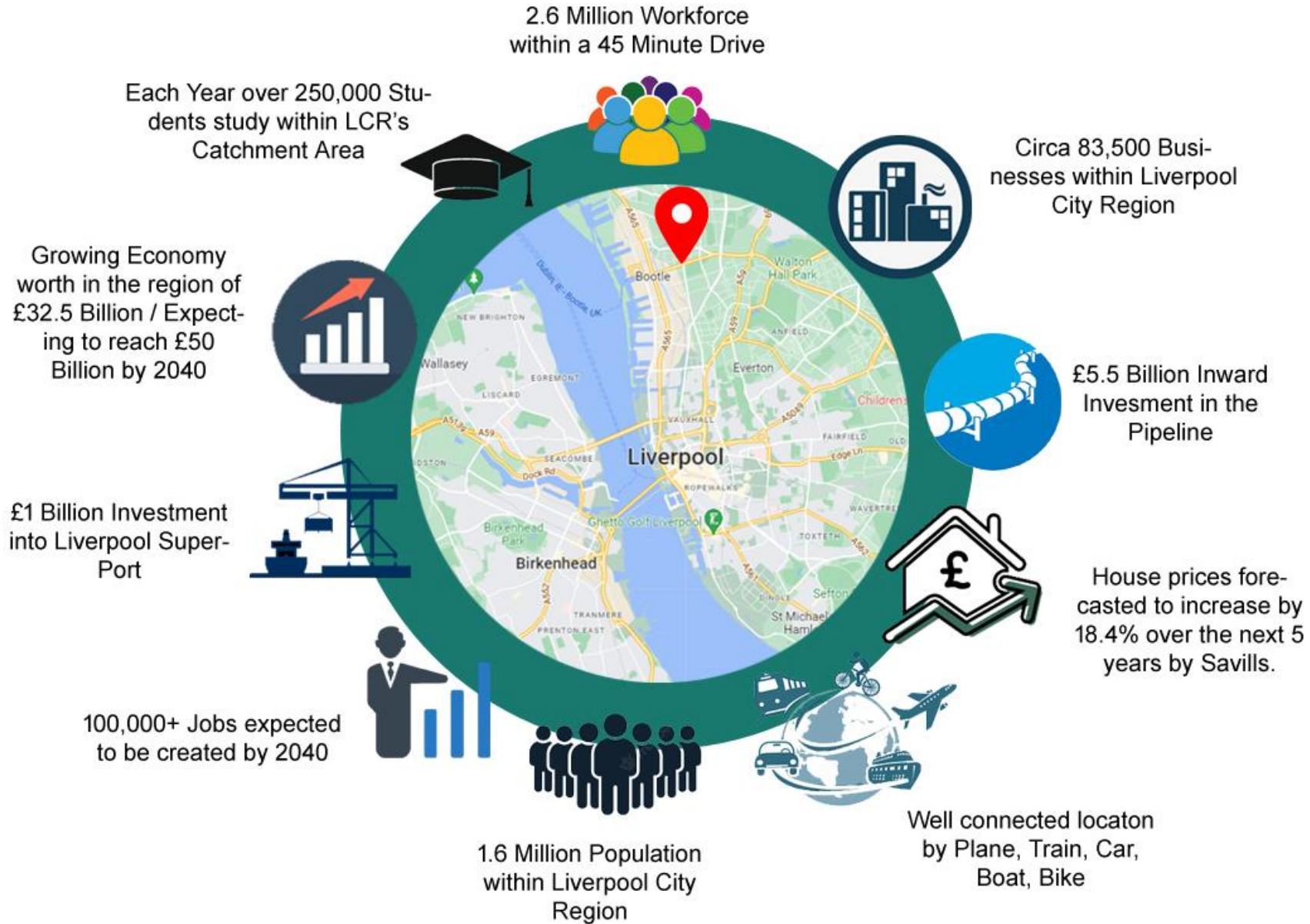
	2022	2023	2024	2025	2026	Total
North West	 10.0%	 -0.5%	 2.0%	 2.5%	 3.5%	18.4%
London	 3.5%	 -1.0%	 0.5%	 1.0%	 1.0%	5.0%
UK	 7.5%	 -1.0%	 1.5%	 2.0%	 2.5%	12.9%

Rental yields expected to increase rapidly over the next 5 years

Savills predict the UK rental market will go from strength to strength over the next half a decade

	2022	2023	2024	2025	2026	2027	2022-26 compounded	2023-27 compounded
UK	 10.0%	 6.5%	 4.0%	 2.0%	 2.4%	 2.3%	 27.3%	 18.3%

INVESTMENT CIRCLE SUMMARY



BENEFIT FROM THE 10/10/7 PLAN

- 10% Below Developers List Price
- 10 Years Assured Rent
- 7% Income*

* Furniture Packs must be purchase through DH Management to obtain the 7% Assured Yield for 10 Years. Furniture Pack Prices - £2,995 + VAT for a 1 Bed / £3,995 + VAT for a 2 Bed.

AUDLEY HOUSE

INTRODUCTION TO OUR DEVELOPMENT OPPORTUNITY



Travel Times to;

Liverpool City Centre – Doorstep

Liverpool One (Shopping Centre) – 0.6 Miles / 12 Mins (Walk)

The Strand Shopping Centre – 3.7 Miles / 16 Mins (Drive)

Liverpool Central (Station) – 0.6 Miles / 11 min (Walk)

Liverpool Lime Street Station – 0.3 Miles / 5 Mins (Walk)

Royal Liverpool University Hospital – 0.4 Miles / 8 Mins (Walk)

University of Liverpool – 0.5 Miles / 10 mins (Walk)

/ 4 mins (Bike)

Liverpool John Moores University – 0.5 Miles / 10 mins (Walk)

/ 5 mins (Bike)

Liverpool John Lennon Airport – 8.3 Miles / 25 Mins (Car)

Liverpool SuperPort & Docks – 1.9 Miles / 8 Mins (Car)

Crosby Beach – 7.5 Miles / 25 Mins (Car)

Liverpool Waters - 1.3 miles / 23 mins (Walk)



L3 – The Liverpool Investment hotspot

Top performing Liverpool postcode for capital growth (Since 2018)



2nd top Liverpool postcode for average rental yield



Example – External CGI



Example – Internal CGIs



New Development Opportunity



Were offering a fantastic exclusive deal to our clients:

- Selection of 1 & 2 Bed Apartments
- 10% Below Developers List Price
- Prices From Just £166,000
- Target Yields of 7% (T &C's Apply)
- New **999** Year Lease
- Zero Peppercorn Ground Rent
- Estimated Completion Q4 2024
- Prime City Centre Location
- 199 Apartments in Total
- 10 Year Build Warranty
- Excellent location close to the City Centre and Liverpool Waterfront where buyer & rental demand is high.
- North West house prices forecasted to grow by 18.4% over the next 5 years according to Savills
- L3 is top 3 best performing postcode in Liverpool for capital appreciation and rental yield