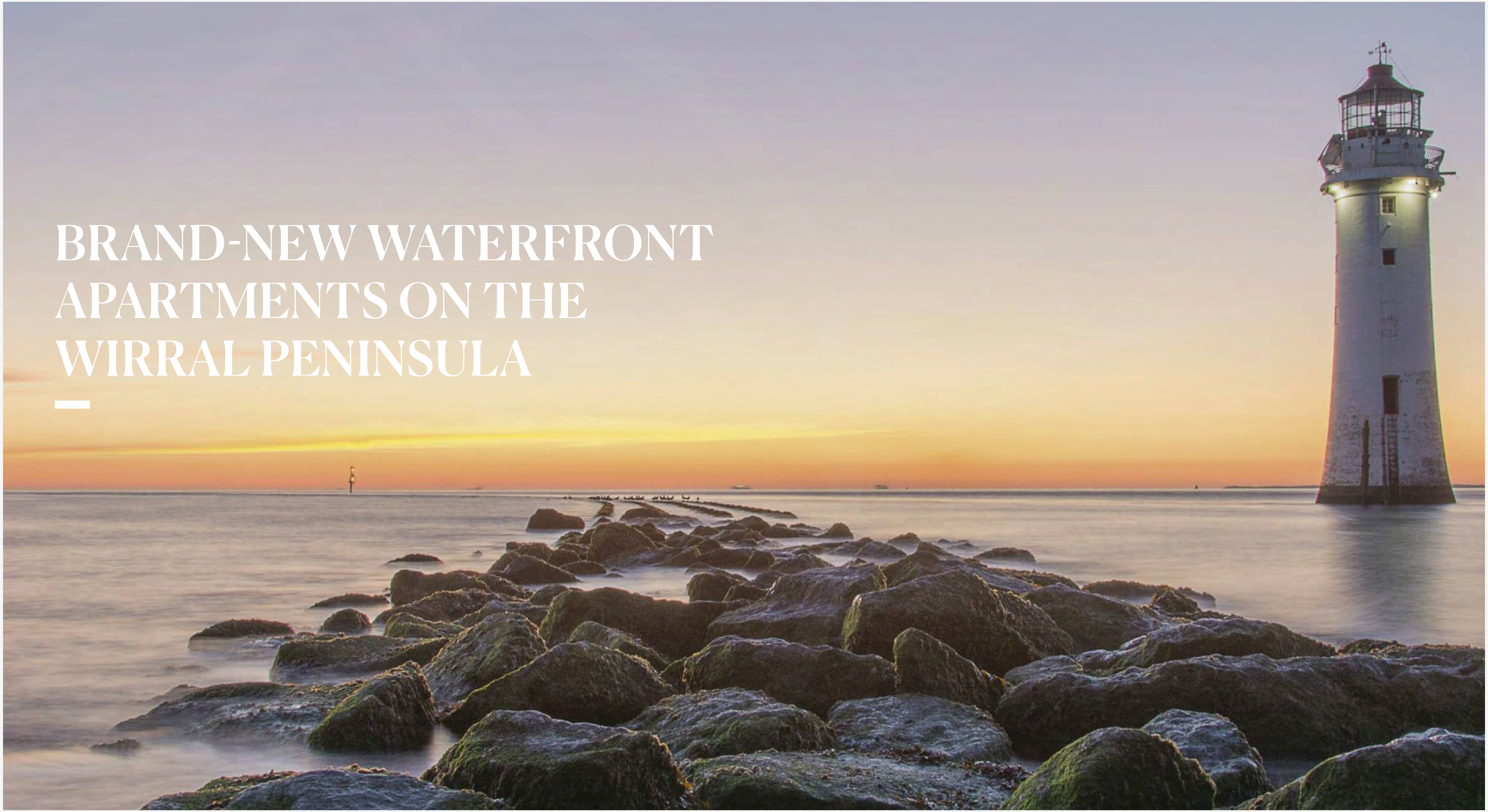

HIGHGROUND
Property Investment
GibsonQuay


BRAND-NEW WATERFRONT
APARTMENTS ON THE
WIRRAL PENINSULA

INTRODUCTION

Gibson Park is a new high-quality residential complex on the Wirral Peninsula. Bounded by the River Dee to the west and the River Mersey to the east, the area is known for its lush countryside, panoramic sea views and thriving sense of community.

Gibson Quay marks the next phase in this successful development creating one of the most attractive and sought after properties in the area.

The elegant apartments and duplexes will afford exceptional views over the River Mersey, out towards Liverpool's renowned waterfront. Built to the latest standards for energy efficiency, the apartments will comprise one-and two-bedroom units, many with balconies that make the most of the coastal views.

INTRODUCTION

Overlooking the promenade, and close to Wallasey's central shopping district, these apartments offer a unique blend of style, modernity, and convenience with easy access to coast, countryside and major cities.

- An impressive waterfront location
- Close to shops, schools and major employers
- Located beside the £1 billion pound Wirral Waters regeneration scheme
- Modern and well equipped
- On-site parking available
- A multi-million-pound new build development

FOR INVESTORS

Benefiting from £1 billion of regeneration spending, led by Peel L&P Holdings, the Wirral Waters scheme is transforming the look and feel of the local community by turning 300 acres into a vibrant, mixed-use community, and creating a new place to live, work, visit and invest.

The combination of local regeneration, economic growth and improvements will make Gibson Quay and the surrounding area ever more appealing for investors.

- Short Let Flexibility
- Up To 11% NET Yields Achievable
- From Just £142,500
- Phase One Already Sold Out
- All properties backed by a 10-year warranty

THE PROPERTY

Gibson Quay is a high-quality new-build project that will produce some of Wirral's most desirable modern apartments. Comprising one- and two-bedroom apartments and two-bedroom duplexes, it will offer a choice of sizes and configurations, all well suited to the needs of commuters and professional workers.

The property will feature energy-efficient double glazing and effective insulation in the walls, floors and ceilings. This will ensure that interiors remain warm, dry and inexpensive to run.

The Apartments

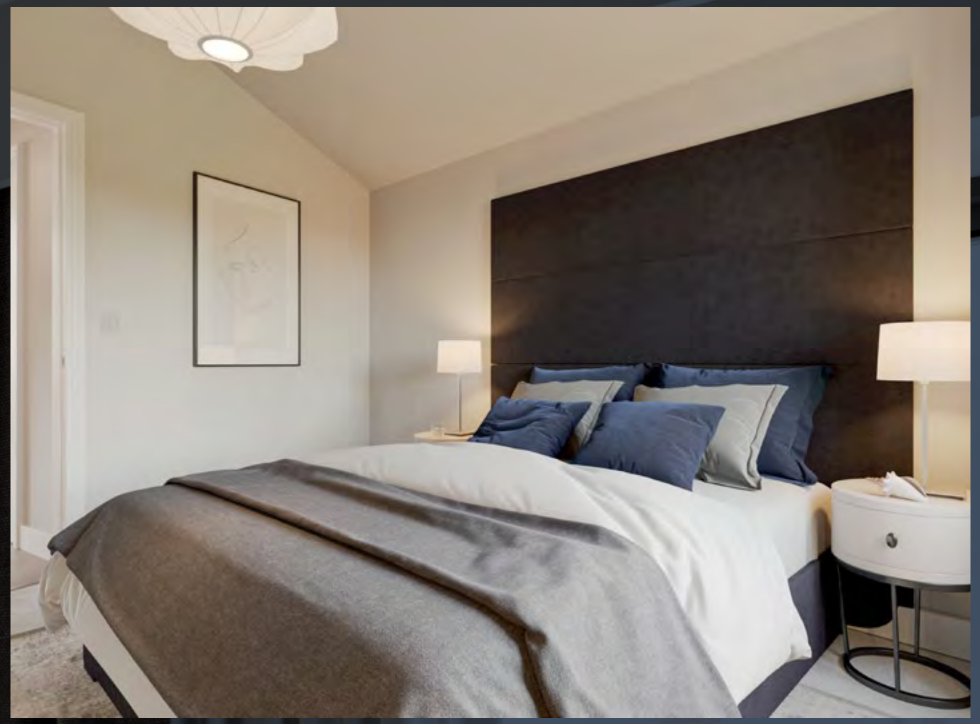
All the apartments are built to the latest high-specification in everything from the flooring to the lighting, and in the way the bathrooms and kitchens are fitted out.

Here, A-rated appliances and low-energy lighting don't just save money; they also lend the units a real air of luxury. So too does the light, neutral colour palette and the quality of flooring, tiling and fixtures. To top it all, the apartments boast useful modern features such a power sockets with built-in USB chargers and instant hot water taps.

In short, Gibson Quay appeals on all fronts: location, lifestyle, running costs and choice.

At A Glance

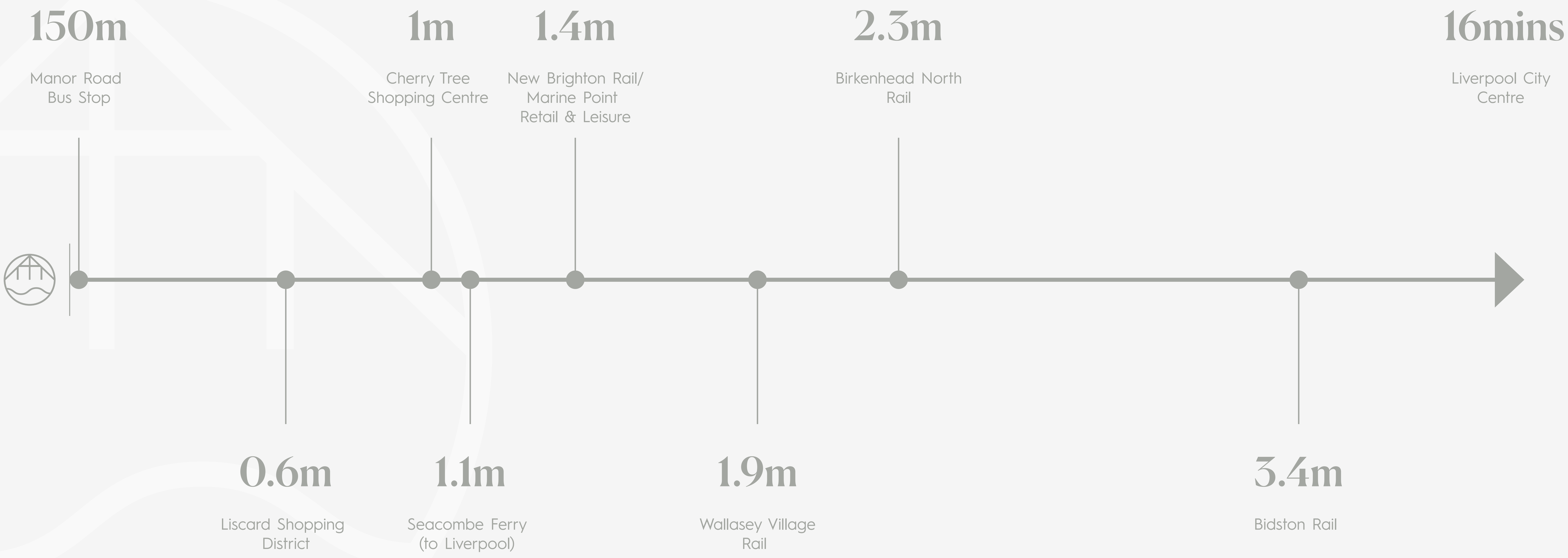
» A choice of one- and two-bedroom apartments and duplexes
» Balconies and waterfront views on selected units
» Built Over Six Levels
» Convenient for the town-centre, coast and countryside



THE LOCATION

Liscard is rich in shops, hospitality and leisure attractions. When it comes to local urban amenities, it's the obvious focus of attention.

With the Kingsway and Queensway tunnels just a short way to the south, central Liverpool is just a short distance for commuters by car and only 20 minutes by rail.



THE FINANCIALS

SHORT LET

Average Purchase Price	£142,500	£205,000	£310,000
AVG. Size Sq Ft	£454	£656	£818
Monthly Operating Income	**One Bed (Avg. Per Night - £84)**	**Two Bed (Avg. Per Night - £111)**	**Duplex (Avg. Per Night - £125)**
Gross Annual Rental Income @ Average 70% occupancy	£22,995	£30,386.25	£32,412
Average Monthly Rent	£1,916.25	£2,532.19	£2,701
Gross Monthly Operating Income	**£1,916.25**	**£2,532.19**	**£2,701**
Monthly Estimated Operating Expenses	**One Bed**	**Two Bed**	**Duplex**
Property Management Fee @ 12% Inc VAT	£229.95	£303.86	£324.12
Utility Bills	£100	£130	£160
Council Tax - Band A 20/21	£272	£314	£314
Ground Rent (Peppercorn)	£0.08	£0.08	£0.08
Service Charge @ £2 per sq. ft.	£60.53	£87.47	£109.07
Monthly Operating Expenses	**£662.57**	**£835.41**	**£948.15**
Net Operating Income (NOI)	**Studio**	**1 Bedroom**	**2 Bedroom**
Total Annual Operating Income	£22,995	£30,386.25	£36,500
Total Annual Operating Expense	£7,950.80	£10,024.95	£11,377.80
Annual Net Operating Income	**£15,044.20**	**£20,361.30**	**£25,122.20**
Net Yield:	**10.56%**	**9.93%**	**8.16%**

* All figures are based on forecasts provided by the developer, are indicative only and are subject to change. Any financial information provided in this document is intended as a guide and does not constitute a contract.

THE FINANCIALS

LONG LET

Financial Forecast – Gibson Quay: One Bedroom (Long Let)		
Average Purchase Price		£142,500
Reservation Fee		£5,000
On Exchange (Minus Res Fee)	25%	£30,625
Balance on Completion	75%	£106,845
Financial Simulation (12 months)		
Monthly rent		£850
Annual Rent (gross)		**£10,200**
Annual fees		
Service charge		£882
Ground rent		
Let Only Fee (estimate)	7%	£714
Total (gross)		**£1,596**
Net Cash Return		**£8,604**
Net Return		**6.04%**

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THE FINANCIALS

LONG LET

Financial Forecast – Gibson Quay: Two Bedroom (Long Let)		
Average Purchase Price		£205,000
Reservation Fee		£5,000
On Exchange (Minus Res Fee)	25%	£46,250
Balance on Completion	75%	£1533,750
Financial Simulation (12 months)		
Monthly rent		£1,000
Annual Rent (gross)		**£12,000**
Annual fees		
Service charge		£882
Ground rent		
Let Only Fee (estimate)	7%	£652
Total (gross)		**£1,534**
Net Cash Return		**£10,466**
Net Return		5.11%

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MUSEUM OF LIVERPOOL

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PRS Property Redress Scheme

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