WILLIAMS PROPERTY PARTNERS

01932 501 044 / 07841 021 075

Sales@williamspp.com

www.williamspp.com



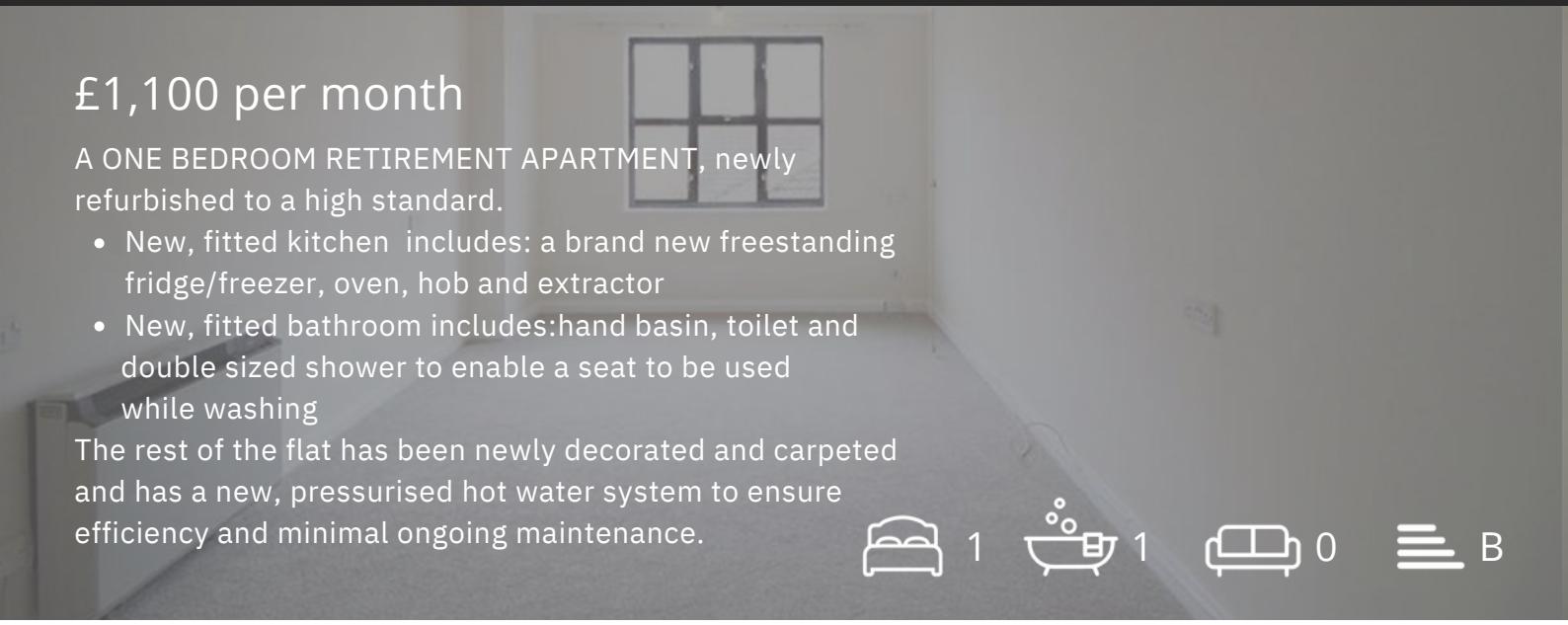
Annual Rent	Rental Yield	Offers Around
£13,200	9.1%	£145,000

WPP Ilford, Home Counties, Greater London

Highlights

- 9.1% yield
- Income producing from day 1
- Fully managed
- Already built
- No construction risk or delays
- Tenant already in place
- Fully renovated to a high specification
- HMO returns without the hassle and repairs

WPP Ilford



£1,100 per month

A ONE BEDROOM RETIREMENT APARTMENT, newly refurbished to a high standard.

- New, fitted kitchen includes: a brand new freestanding fridge/freezer, oven, hob and extractor
- New, fitted bathroom includes:hand basin, toilet and double sized shower to enable a seat to be used while washing

The rest of the flat has been newly decorated and carpeted and has a new, pressurised hot water system to ensure efficiency and minimal ongoing maintenance.

1 1 0 B

The Opportunity

WPP is offering investors the opportunity to acquire this Greater London property with a tenant in-situ and fully managed by a specialist retirement living management company, UK Retirement Rentals. The UK Retirement Rentals team has over 30 years of industry experience with a proven track record in the retirement rentals field.

Owning a retirement property as an investment offers several advantages. Firstly, there is a growing demand for retirement properties and services, providing a stable market for investors. Additionally, owning a retirement property as an investment provides a reliable and steady income stream, as retirees tend to be dependable and long-term tenants. Furthermore, retirement properties typically require less maintenance than other rental properties, as they generally suffer less wear and tear.

Upcycling presents property investors with an environmentally friendly way of investing in responsible properties that have been improved and brought up to modern standards. It reduces the waste and carbon footprint associated with demolishing and subsequently building new properties. Williams Property Partners remain committed to delivering responsibly sourced, ethical and sustainable opportunities to our investors.

Statistics

The Elderly Accommodation Counsel (EAC) reports on the supply and demand of retirement housing in the UK. The report, published in 2020, found that there was a shortfall of over 400,000 retirement homes in the country.

Number of middle age renters soars by 70% in just 10 years. The number of households in England where the main tenant is aged between 45 and 64 has risen from 691,000 in 2011 to 1.18 million in 2021 – a 70% increase.

- There are currently 9.9 million people in England (and 11.8 million in the UK overall) over the age of 65. This number is forecast to rise by 20% over the next decade.
- The number of people aged 90 or over is set to almost double in the next 10 years.
- By 2025, 20% of the UK population or 14.3m people, will be over 65
- The over 65s own a combined £800 billion of housing equity
- Jones Lang La Salle (JLL, commercial real estate services) estimates that there is a potential requirement for an additional 725,000 Housing with Care units by 2025.

What The Experts Say

According to a report by Knight Frank, retirement housing has been the top-performing asset class in the UK property market over the last decade, delivering an average total return of 9.4% per year. Additionally, research from the Retirement Living Standards shows that retirees need an income of at least £20,000 per year to enjoy a comfortable retirement, indicating that demand for retirement rental properties is likely to remain high. Moreover, a report by JLL forecasts that demand for retirement homes in the UK will continue to rise, with the number of people aged 65 and over set to increase by 50% by 2030.

Knight Frank

"Retirement housing is the top-performing asset class in the UK property market over the last decade"

JLL

"Number of people aged 65 and over in the UK set to increase by 50% by 2030"

Prime Yield Guide – December 2022

Knight Frank Intelligence

This yield guide is for indicative purposes only and was prepared on 08 December 2022.

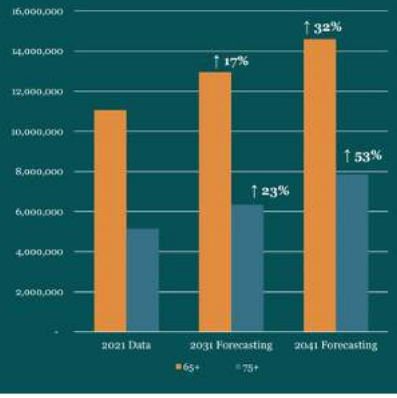
Knight Frank

Yields are reflective of income-focussed transactions of prime, stabilised institutional-grade assets. Yields are provided on a Net Initial Yield (NIY) basis assuming a rack rented property.

SECTOR		MAR-22	JUN-22	SEP-22	OCT-22	NOV-22	DEC-22	1 MONTH CHANGE
Student Property	Prime London - Direct Let	3.75%	3.50%	3.50%	3.50% - 3.75%	3.75% +	3.75% - 4.00%	+
	Prime Regional - Direct Let	5.00%	4.75% - 5.00%	4.75% - 5.00%	5.00% - 5.25%	5.00% - 5.25%	5.00% - 5.25%	
	Prime London - 25 yr lease, Annual RPI	3.00%	3.00%	3.25%	3.50% - 3.75%	3.75% - 4.00%	4.00% - 4.25%	+0.25%
	Prime Regional - 25 yr lease, Annual RPI	3.25%	3.25%	3.50%	3.75% - 4.00%	4.00% - 4.25%	4.25% - 4.50%	+0.25%
Build to Rent	Zone 1 London Prime	3.00% - 3.25%	3.00% - 3.25%	3.00% - 3.25%	3.25% -	3.25%	3.25% +	+
	Zone 2 London Prime	3.25%	3.25%	3.25%	3.25% - 3.50%	3.25% - 3.50%	3.25% - 3.50%	
	Zones 3-4 London Prime	3.25% - 3.50%	3.25% - 3.50%	3.25% - 3.50%	3.50% -	3.50%	3.50% +	+
	Greater London Prime	3.50% - 3.75%	3.50% - 3.75%	3.50% - 3.75%	3.75%	3.75%	3.75% +	+
	South East Prime	3.50% - 3.75%	3.50% - 3.75%	3.50% - 3.75%	3.75% +	3.75% - 4.00%	3.75% - 4.00%	
	Tier 1 Regional Cities	3.75%	3.75%	3.75%	4.00%	4.00%	4.00%	
	Tier 2 Regional Cities	4.25%	4.25%	4.25%	4.25% - 4.50%	4.25% - 4.50%	4.25% - 4.50%	
	South East – Single Family Housing	3.75%	3.75%	3.75%	3.75% +	3.75% +	3.75% +	
	Regional – Single Family Housing	4.00% - 4.25%	4.00% - 4.25%	4.00% - 4.25%	4.00% - 4.25%	4.00% - 4.25%	4.00% - 4.25%	
Seniors Housing	Prime South East	5.00% - 5.25%	5.00% - 5.25%	5.00% - 5.25%	5.25%	5.25%	5.25% +	+

Addressable Market

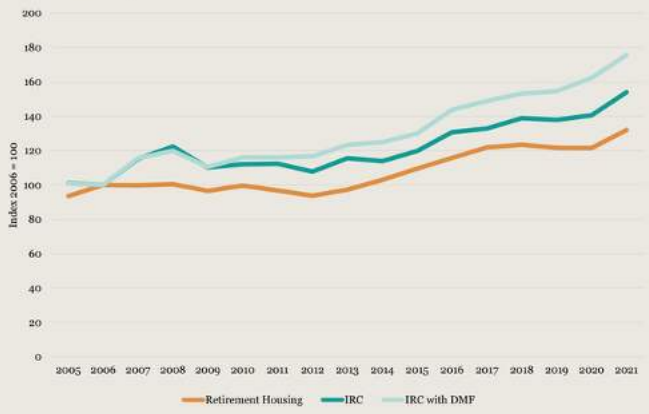
Projected seniors population growth, England and Wales



Long term growth

Knight Frank

Seniors Housing HPI



















Floor Plan

Approx. 41.9 sq. metres (451.4 sq. feet)



Total area: approx. 41.9 sq. metres (451.4 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

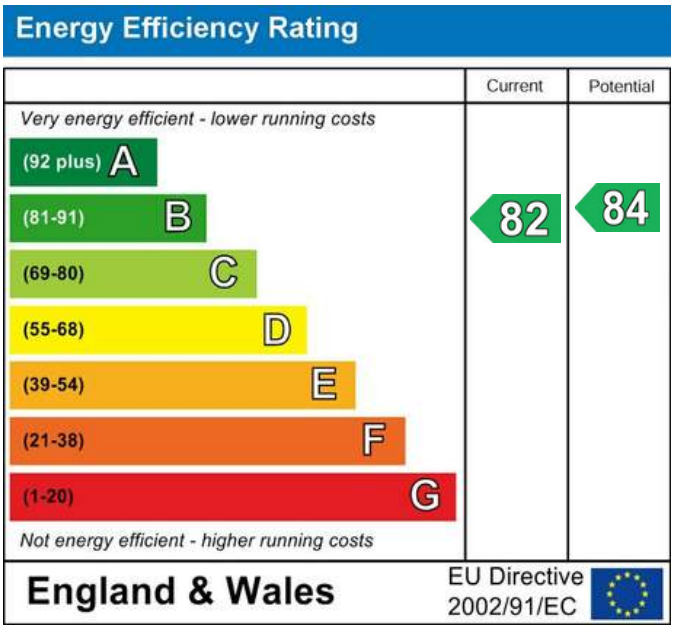
WILLIAMS PROPERTY PARTNERS

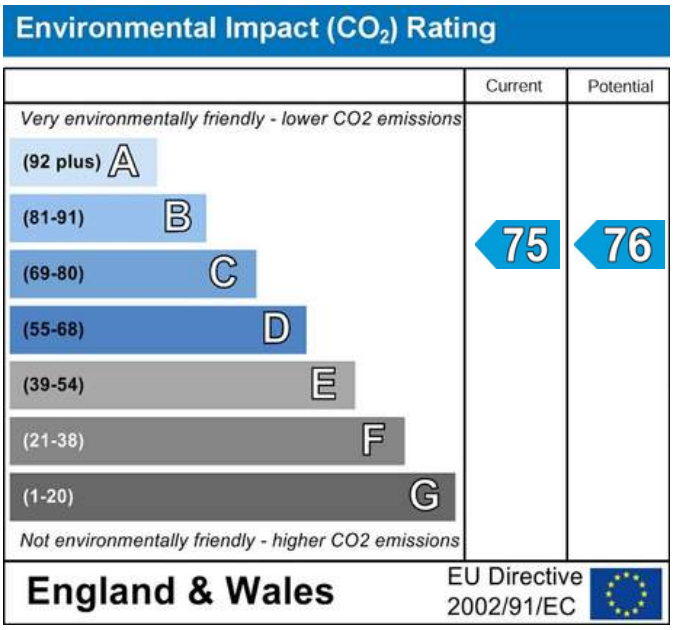
01932 501 044 / 07841 021 075

Sales@williamspp.com

www.williamspp.com

Energy Efficiency Graph





Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.