WILLIAMS PROPERTY PARTNERS

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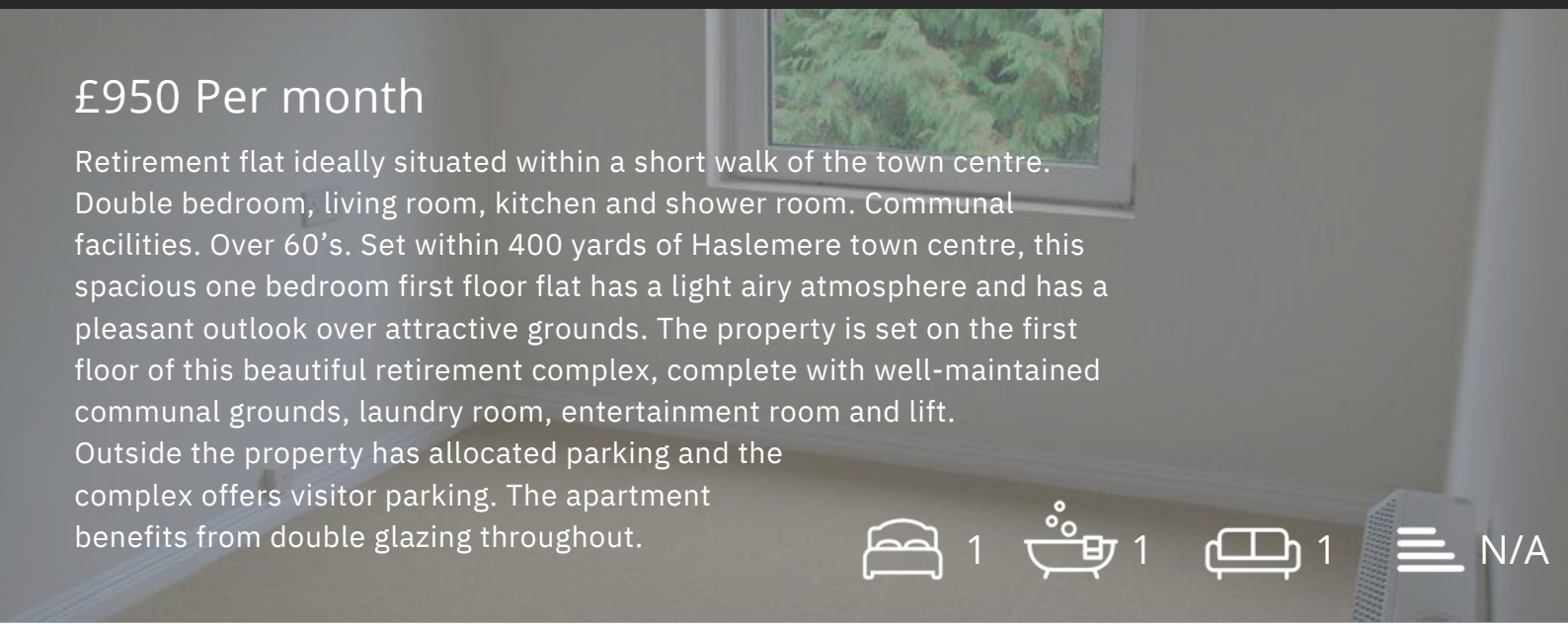
Annual Rent	Rental Yield	Offers Around
£11,400	7.9%	£145,000

WPP Haslemere, Home Counties, Greater London

Highlights

- 7.9% 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 Haslemere



£950 Per month

Retirement flat ideally situated within a short walk of the town centre. Double bedroom, living room, kitchen and shower room. Communal facilities. Over 60's. Set within 400 yards of Haslemere town centre, this spacious one bedroom first floor flat has a light airy atmosphere and has a pleasant outlook over attractive grounds. The property is set on the first floor of this beautiful retirement complex, complete with well-maintained communal grounds, laundry room, entertainment room and lift. Outside the property has allocated parking and the complex offers visitor parking. The apartment benefits from double glazing throughout.

1 1 1 N/A

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.

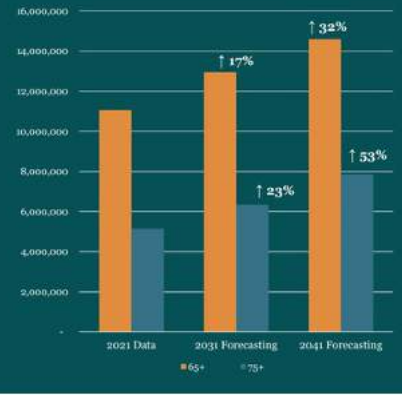
Knight Frank

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% +	+

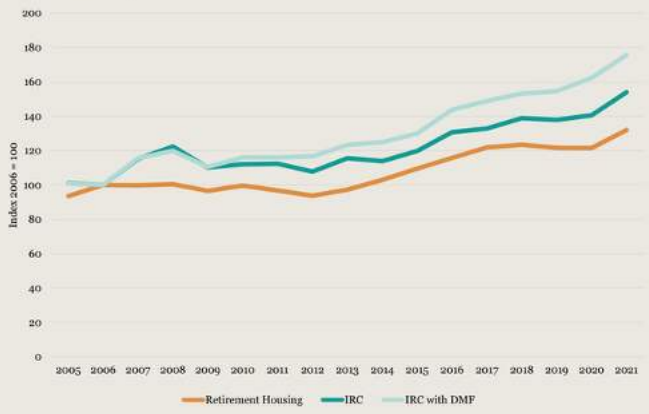
Addressable Market

Projected seniors population growth, England and Wales



Long term growth

Seniors Housing HPI



Knight Frank

14% Retirement Housing

18% IRC

22% IRC with DMF

5 year growth















Floor Plan

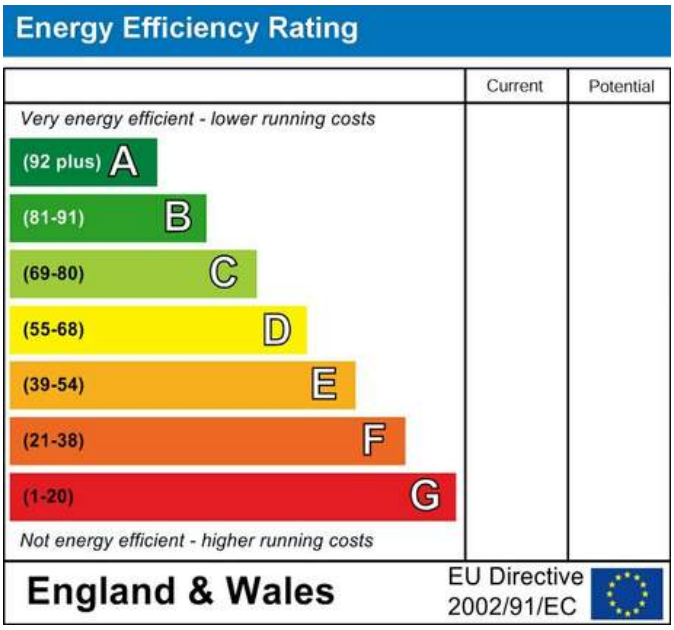
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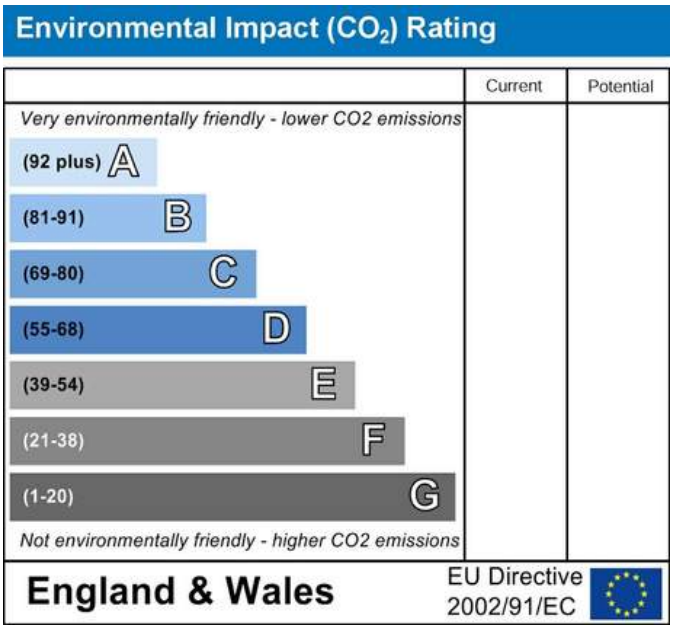
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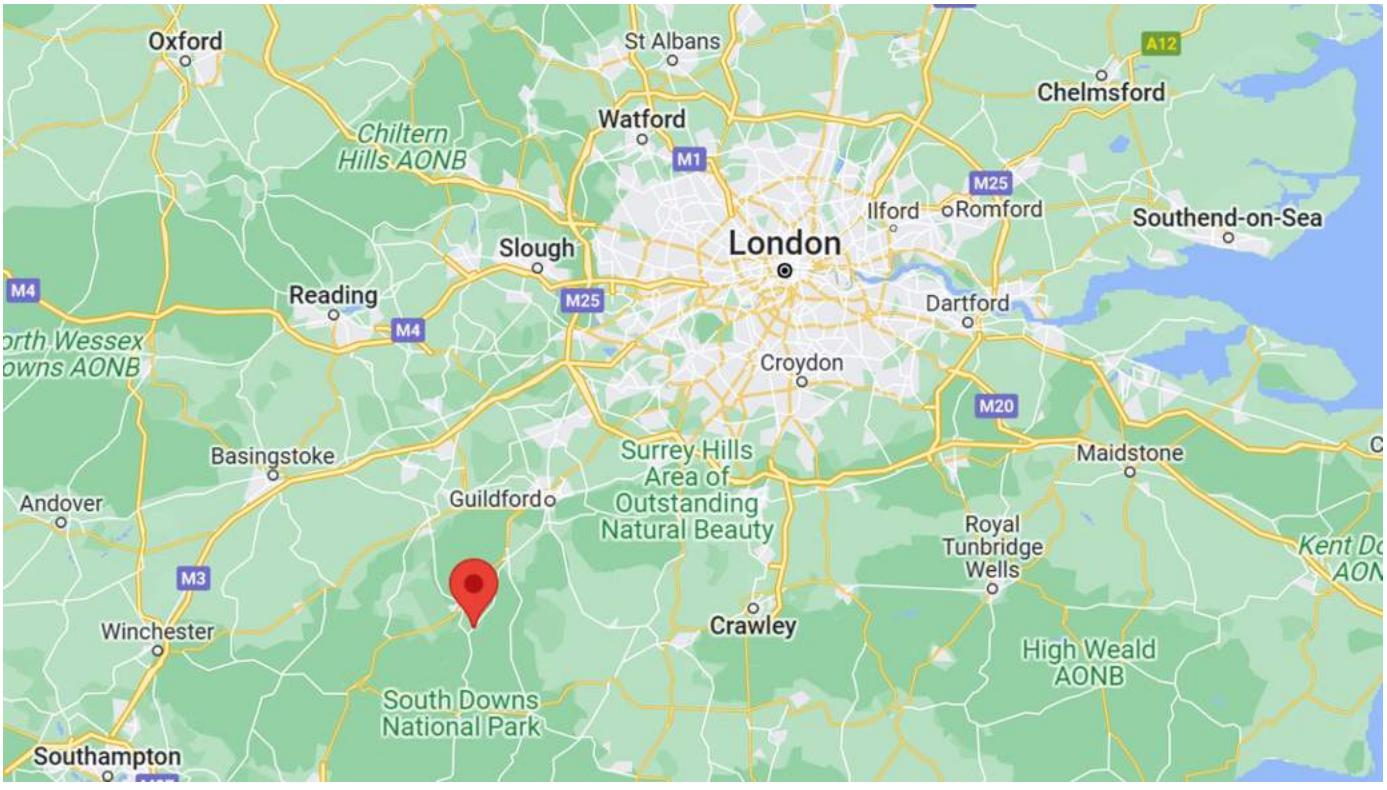
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Energy Efficiency Graph - N/A





Area Map



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