

DOCKSIDE

RESIDENCES



Investment at a Glance

Boutique apartments

- 2 Bedroom buy-to-let & short-term-let apartments
- Fully managed
- Completed with immediate income

At the heart of the city centre

- Prime L3 Dock location
- Directly next to the M&S Bank arena
- Perfect location for short stay guests

Financial highlights

- 5%-7% Projected Rental Yields on AST Rentals
- 7%-8% Projected Rental Yields on Short Term Rentals
- Apartments from £244,125

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INTRODUCING DOCKSIDE RESIDENCES

Welcome to the stunning Dockside Residences, a modern apartment complex featuring 48 two-bedroom units that cater to both short and long-term stays.

These sleek apartments boast an eco-friendly design and prime waterfront location within Liverpool's famed Royal Albert Dock, situated along the city's picturesque riverfront promenade.

Residents can enjoy panoramic views of the water and easy access to the dock's lively collection of bars, restaurants, and attractions.

Just steps from the apartments, explore Liverpool's renowned Tate Gallery, the iconic Three Graces riverside architecture, and the bustling Liverpool One shopping district.

An exclusive buy-to-let investment opportunity in the Heart of Liverpool and the Royal Albert Docks, rarely become available like this. This is by far one of the best waterfront locations available to date in the UK.

Liverpool City Centre And M&S Bank Arena On Your Doorstep...Literally!

With a vibrant location adjacent to all of Liverpool's top sights, plus upscale amenities and furnishings inside the units themselves, the Dockside Residences offer comfort, convenience, and old-world charm. Liverpool's culture, dining, and entertainment are right outside your door at these ideally situated apartments along the city's charming and historic waterfront.



ENVIRONMENTAL SOCIAL GOVERNANCE

Dockside Residences, is designed to prioritise environmental responsibility, through the provision of an all electrical system. This meaning that there are no direct fossil fuels emissions attributed to the site. The scheme also enjoys a “very good” BREEAM rating, and a strong EPC rating.

This groundbreaking development incorporates photo voltaics in order to capture solar energy, setting a new standard for accommodation,

Why Liverpool is Ideal For Property Investment?

In recent years cities within the Northern Powerhouse such as Liverpool have consistently outperformed the UK market in terms of house price and rental growth, and this trend showing no signs of slowing down with the latest Savills House price forecast projecting 28% capital growth from 2024-2028.



MAINSTREAM CAPITAL VALUE FORECAST

	2024	2025	2026	2027	2028	5 Years to 2028
UK	2.5%	3.5%	4.5%	5.0%	4.5%	21.6%
North West	4.0%	4.5%	5.5%	6.5%	5.5%	28.8%
Yorkshire and The Humber	3.5%	4.5%	5.5%	6.5%	5.5%	28.2%
Wales	4.5%	4.5%	5.0%	5.5%	4.5%	26.4%
Scotland	4.0%	4.0%	5.0%	5.5%	5.0%	25.8%
North East	4.5%	4.5%	4.5%	5.0%	4.5%	25.2%
West Midlands	2.0%	4.0%	5.0%	6.0%	4.5%	23.4%
East Midlands	2.5%	4.0%	4.5%	5.5%	4.5%	22.8%
South West	1.0%	3.5%	4.0%	4.5%	4.5%	18.7%
South East	1.5%	3.0%	4.5%	4.5%	3.5%	18.2%
East of England	1.0%	3.0%	4.5%	4.5%	4.0%	18.1%
London	2.0%	2.0%	2.5%	3.5%	3.0%	14.2%

Source: Savills Reasearch

+8.7%

Growth of private rental
price from 2023-2024

TWO-THIRDS

Of city centre homes are
privately rented

£5.5 BILLION

Liverpool Waters
regeneration

57,000
STUDENTS

Across 5 universities

+5.7%

Expected average annual price
increase in the next 5 years

+28%

North West 5-year house
price forecast (Savills)

£12 BILLION

Government funding for better
rail links between Liverpool
and Manchester

MAJOR
REGIONAL
ECONOMY

And part of the

NORTHERN
POWERHOUSE

Why invest in Liverpool?

One of the UK's **best**
performing property markets
over the last 10 years

50% of all
people living in Liverpool
are young professionals

Under **30s**
Liverpool is home
to one of the UK's
youngest populations

Over
57,000
students across 5 world-
class universities

£14 billion
worth of investment
underway

Best average
wage vs average property
price ratio in England – one
of the best indicators for
property price growth

Savills forecast house
prices in the North
West will increase by

28%
by 2028 (six
times faster
than Greater
London)



What's in store for Liverpool property prices?



Home to one of the UK's fastest-growing property markets, Liverpool is a profitable option for Buy-to-Let investors, offering higher-than-average yields and a positive outlook for capital gains.

With a rapidly rising population and multibillion-pound regeneration projects across the city, demand for property across Liverpool's sales and lettings markets continues to climb.



“Two things are driving price rises in these areas. One is a shortage of available property and the second is the fact there is no clear roadmap to housebuilding to address that supply shortage.” - Liverpool Echo

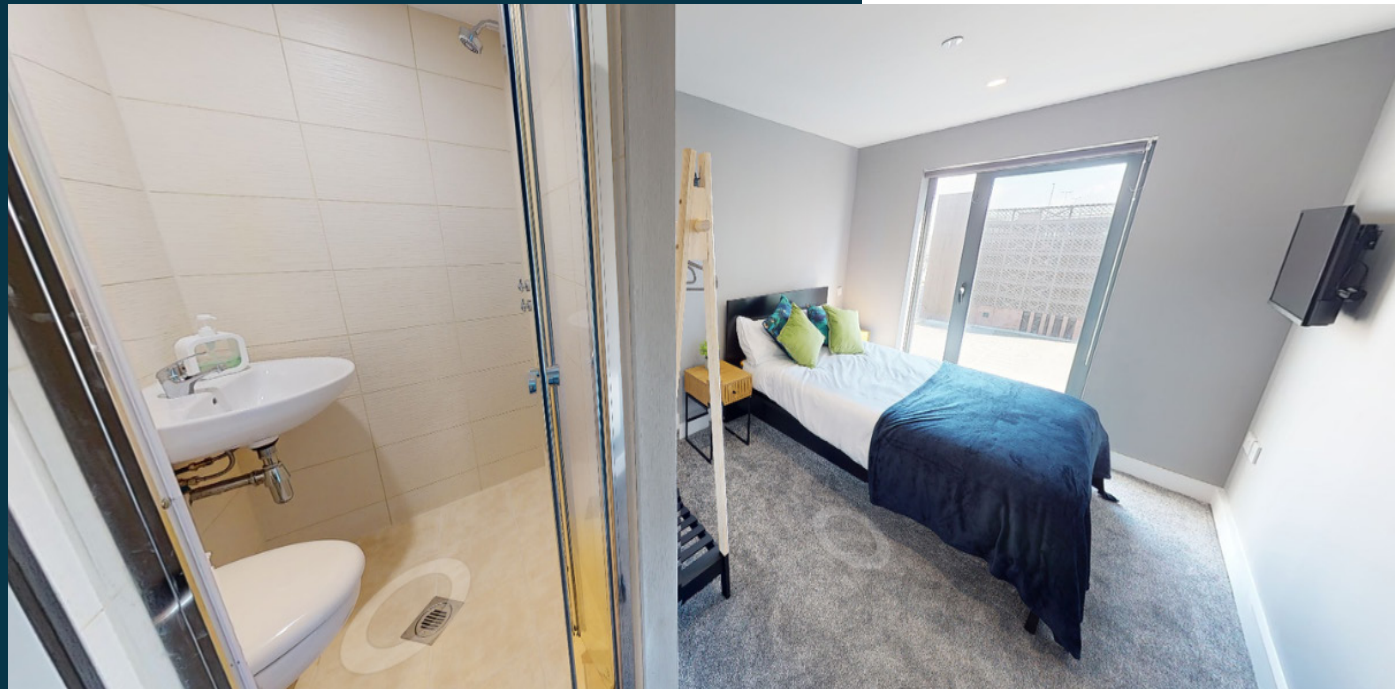
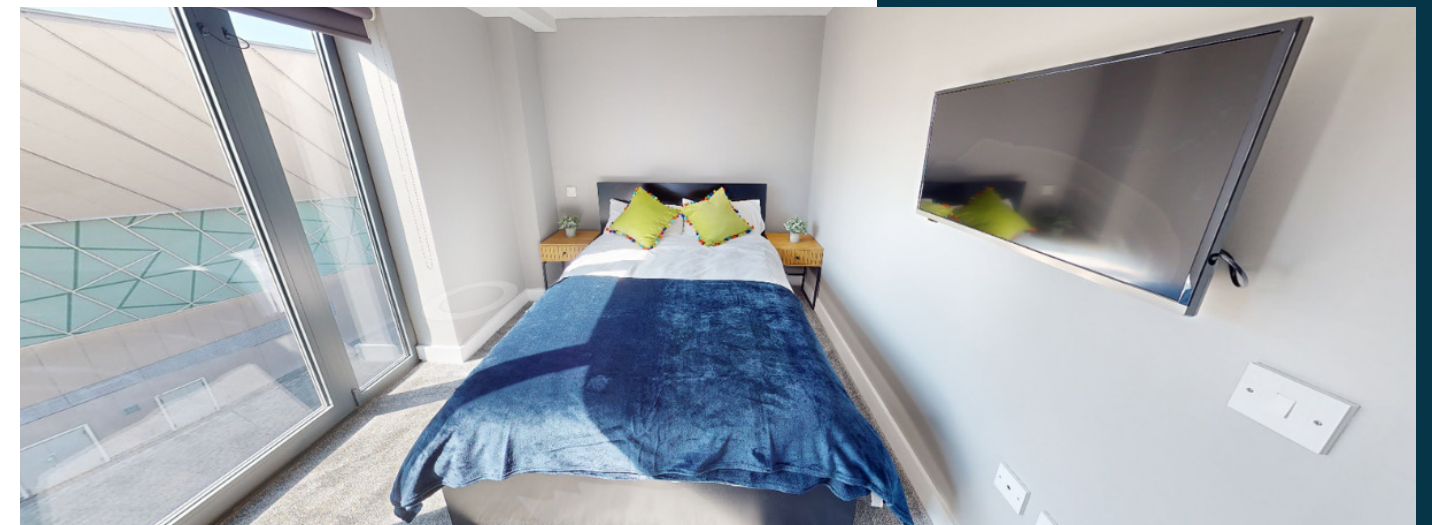
The city's property market has a robust track record, with average rental values up by +8.7% in one year from 2023.

With experts hinting that interest rates have now hit their current peak, house prices may increase higher than expected should the Bank of England decrease the Base Rate later in the year.

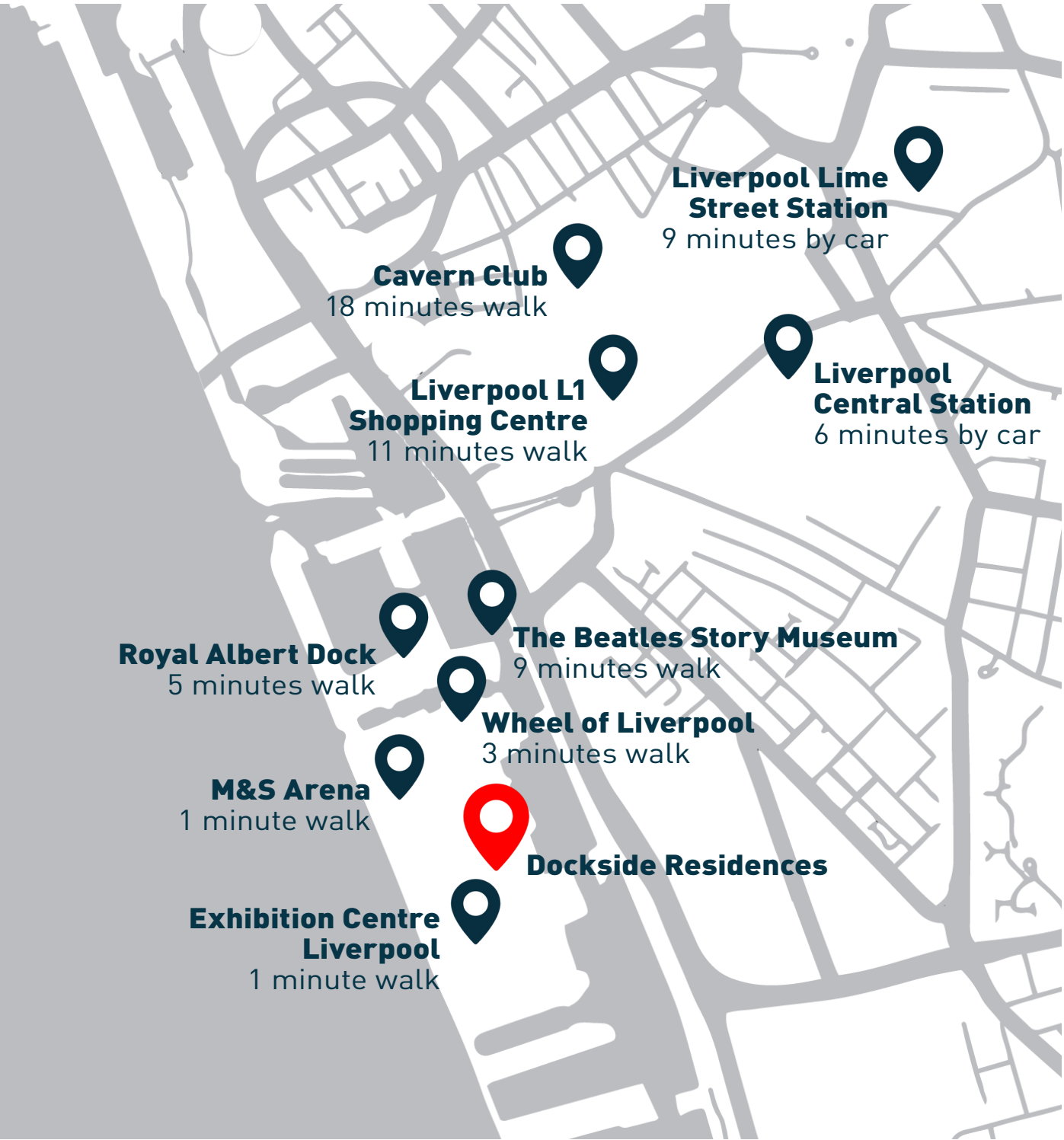
WELCOME TO DOCKSIDE RESIDENCES

DOCKSIDE
RESIDENCES

Modern & stylish city
centre living

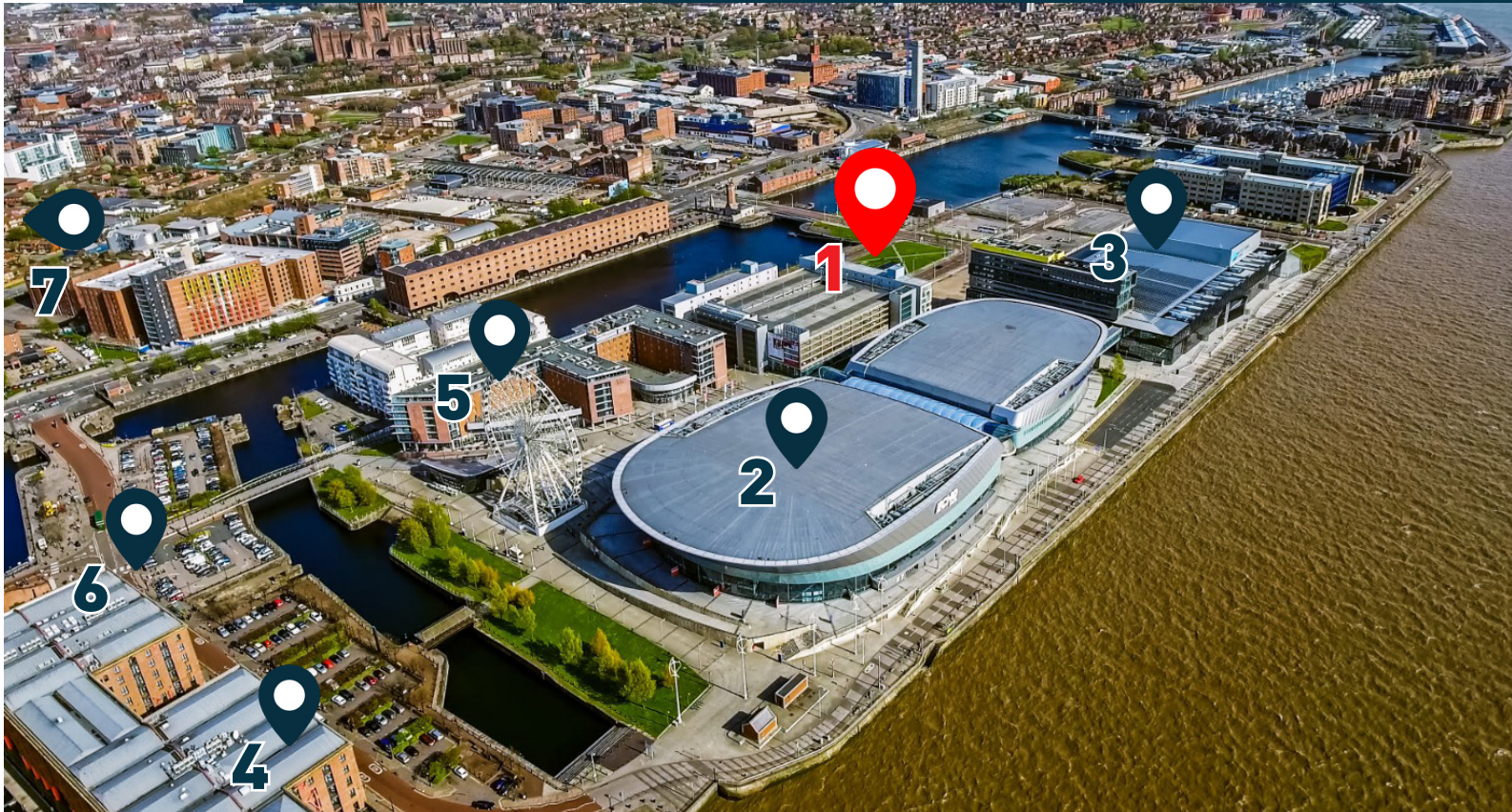


City Centre Location



On Your Doorstep!

#	Landmark	
1	Dockside Residences	-
2	M&S Arena	1 min walk
3	Exhibition Centre Liverpool	1 min walk
4	Royal Albert Docks	5 min walk
5	Wheel of Liverpool	3 min walk
6	Beatles Story Museum	9 min walk
7	Liverpool L1 Shopping	11 min walk
8	Liverpool Lime Street Station	9 min by car
9	Liverpool Central Station	6 min by car
10	Cavern Club	18 min walk

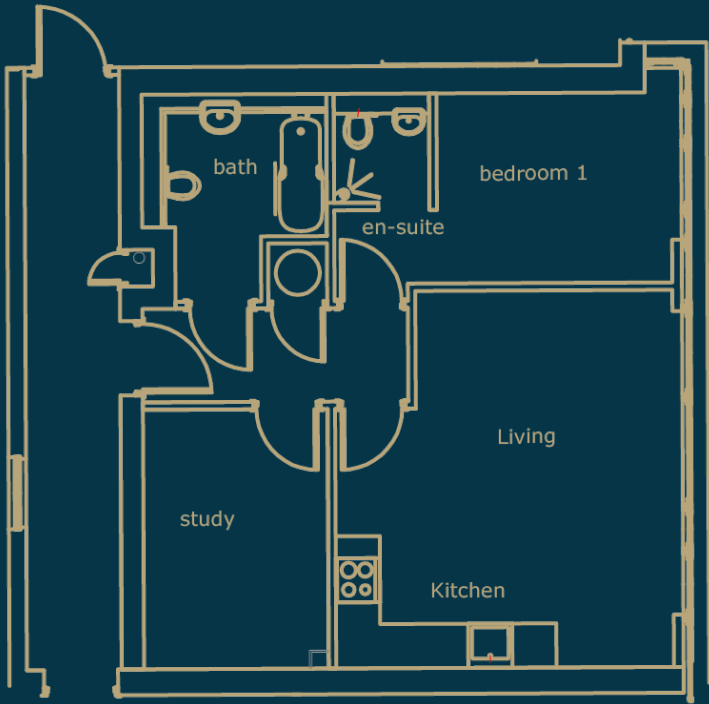


Investment Returns

1 Bedroom + 1 Study

From £244,125

Apartment purchase price	£244,125
Required capital including stamp duty and legals	£253,049
Payment Plan	
Reservation deposit	£5,000
30% on exchange of contracts (less deposit)	£68,238
70% balance at completion	£170,888
Stamp Duty (on completion)	
Stamp Duty	£7,324
Legal Fee's	£2,000
Rental Returns	
Gross rental per calendar month	£2,591
Gross rental per annum	£31,092
Service Charge, management and utilities	£13,311
Ground Rent p.a	£0
Net Rental return per month	£1,482
Net rental return per annum	£17,781
Net Rental Yield % per annum	7%



Example 1 bed layout

5 year investment scenario

Market Price	£244,125
5 year rental income	£88,905
Conservative 5 year capital uplift	£67,447
Exit sales Price at year 5	£311,572
Combined total profit	£156,352
Total Projected ROI over 5 years	62%
Total NET ROI per annum	12%

Assumptions

The property is to be held for 5 years post completion* to benefit from maximum capital growth and an average rental yield of 7% NET per annum. A furniture package can be purchased and installed, enabling the apartment to be let immediately. After 5 years post completion the property can be sold with a projected Return on Investment (ROI) calculated by cash profit divided by total investment costs.

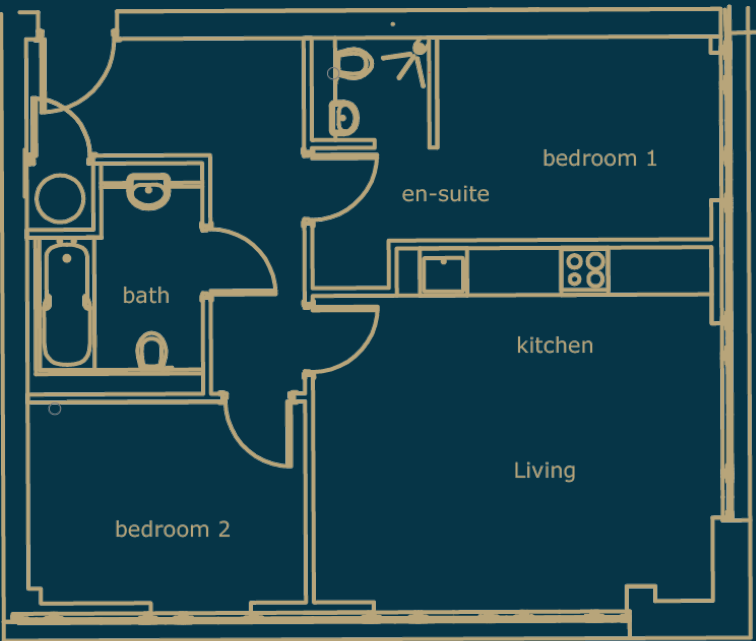
Please note financials are for indicative purposes only and may be subject to change. *Rental income is estimated at 7% NET but due to market conditions could be higher or lower. ** Forecast capital growth based on Savills forecast report 2024.

Investment Returns

2 Bedrooms + 1 Bathroom

+ 1 Ensuite From £284,813

Apartment purchase price	£284,813
Required capital including stamp duty and legals	£294,957
Payment Plan	
Reservation deposit	£5,000
30% on exchange of contracts (less deposit)	£80,444
70% balance at completion	£199,369
Stamp Duty (on completion)	£10,253
Legal Fee's	£2,000
Rental Returns	
Gross rental per calendar month	£2,882
Gross rental per annum	£34,584
Service Charge, management and utilities	£13,938
Ground Rent p.a	£0
Net Rental return per month	£1,721
Net rental return per annum	£20,646
Net Rental Yield % per annum	6.95%



Example 2 bed layout

5 year investment scenario	
Market Price	£284,813
5 year rental income	£103,230
Conservative 5 year capital uplift	£78,689
Exit sales Price at year 5	£363,502
Combined total profit	£181,918
Total Projected ROI over 5 years	61%
Total NET ROI per annum	12%

Assumptions
 The property is to be held for 5 years post completion* to benefit from maximum capital growth and an average rental yield of 7% NET per annum. A furniture package can be purchased and installed, enabling the apartment to be let immediately. After 5 years post completion the property can be sold with a projected Return on Investment (ROI) calculated by cash profit divided by total investment costs.

Please note financials are for indicative purposes only and may be subject to change. *Rental income is estimated at 6.96% NET but due to market conditions could be higher or lower. ** Forecast capital growth based on Savills forecast report 2024.

