



Fabrizio Craver 
Invest With Knowledge - Create Financial Freedom



WE TEACH YOU HOW TO INVEST IN

UK PROPERTIES

**With Low Initial Capital
And Without Traveling There**



NOTTINGHAM



NOTTINGHAM

Nottingham is a city in England, affectionately known as the "Queen of the Midlands". It is famous for its links with the world-renowned legend Robin Hood and has a wealth of history, with a settlement existing in the area since preRoman times. The districts of Nottinghamshire are Ashfield, Bassetlaw, Broxtowe, Gedling, Mansfield, Newark and Sherwood, and Rushcliffe. The total surface area in the city comes to 28.81 square miles. In 2017, the county was estimated to have a population of 785,800. Over half of the population of the county live in the Greater Nottingham conurbation (which continues into Derbyshire) Nottingham has a rich heritage dating back to pre-Roman times, meaning the city attracts over 32 million day visitors annually. The University of Nottingham is consistently ranked among the world's top 100 Universities (QS World University Rankings) and hosts over 46,000 students from 150 different countries, also contributing to the tourist economy and creating a strong demand for habitable house strategies such as buy-to-lets and Houses of multiple occupancy.



ECONOMY, EMPLOYMENT AND REGENERATION

Nottinghamshire is the home of world-leading Engineering companies: Rolls Royce, Toyota and also trainmaker Bombardier. Rolls Royce alone employs over 14,000 people local to Nottinghamshire. The city is increasingly attracting professional services firms. Nottingham still has a strong business base including homegrown successes such as Experian, the financial data specialist, and Speedo, the swimwear brand. Fifteen miles south of Nottingham city centre is East Midlands airport, the second biggest freight hub after Heathrow, is booming driven by the strong growth in online shopping. Parcel carriers and retailers have opened large warehouses in the immediate area, creating more factory and courier professions. The East Midlands airport supports over 600 jobs and generates over £300 million annually for the region. Nottinghamshire council have major plans for regenerating areas in and around Nottingham with work due to start soon on redeveloping the town centre, bringing with it a £750 million development which will include 907 residential apartments, offices, 666 student flats as well as hotels. Other developments due to arrive in Nottingham are more office space, such as the currently developing 'Unity House' situated near Nottingham train station. This development is injecting the city with more office and workspace, creating more employment opportunities around Nottingham which is expected to cost £60 million.



AMENITIES



Hospitals

x 3



Shopping

Nottingham is considered a good shopping destination in England. It's third behind London and Birmingham, but many locals say the shopping is just as good as anywhere else. ... Victoria Centre is in the northern part of the city centre and is consistently rated one of the top 15 shopping centers in all of England.



Universities

x 5, organised into five constituent faculties, within which there are more than 50 schools, departments, institutes and research centres.



Schools

include a number of successful state, academies and independents.



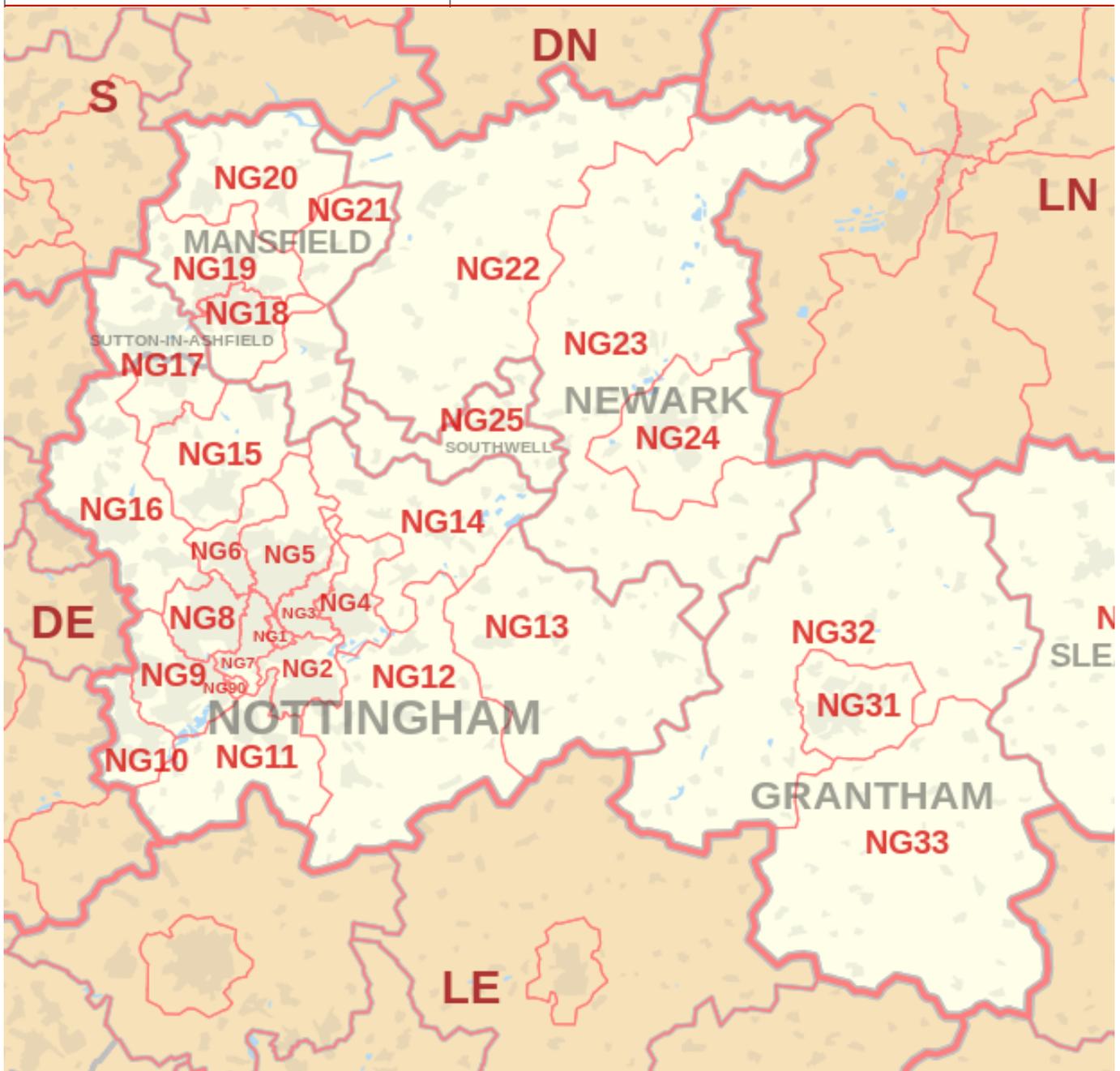
HOUSING OVERVIEW

Due to its universities, employment opportunities and location, Nottingham is a great area for various property investment strategies. The centre is a good area for student and professional Houses of multiple occupancy. Professional HMO's can also work nearer the larger companies such as the Rolls Royce plant or near the East Midlands airport, where many of the staff work unsociable hours and require a good quality, affordable local homes. Focusing closer to the more rural but equally popular 'Sherwood Forrest', Buy to lets and Flipping properties would be a suitable strategy. This area appeals to family-oriented households with young children, as the areas surrounding Sherwood forest generally quieter with a picturesque rural location. Nottingham property prices average at around £138,440, making it lower than the average property prices in London, Cardiff, Oxford, Southampton and many other UK cities. Although Nottingham has a smaller market than most other cities in the UK, Nottingham properties can generate yields of 6% and above, depending on location and the type of investment. Some of the most desirable city centre postcodes and areas include Hockley, Derby Road and the Park. A lot of the regeneration planned for Nottingham is due to focus on the city centre. This will still contribute to the house values of properties in and around Nottingham, not just the city's properties.





NOTTINGHAM POSTCODE MAP



NOTTINGHAM POSTCODE PERFORMANCE

AREA	SALES		RENTAL	GROWTH
POSTCODE	AVERAGE PRICE	PRICE £ / SQFT	AVERAGE YIELD	PAST 5 YEARS
NG1	£164,244	225	6.7%	18%
NG2	£291,257	271	3.4%	19%
NG3	£215,632	188	4%	21%
NG4	£199,695	209	3.9%	20%
NG5	£187,596	198	4.3%	18%
NG6	£156,198	146	5.2%	19%
NG7	£193,273	203	5.2%	17%
NG8	£230,872	186	4.4%	20%
NG9	£251,878	250	3.6%	19%
NG10	£208,579	196	3.6%	20%
NG11	£238,801	225	4.1%	17%
NG12	£328,410	257	3.5%	19%
NG13	£311,358	250	3%	16%
NG14	£346,662	253	-	17%
NG15	£227,100	211	3.5%	17%

- Insufficient data



NOTTINGHAM POSTCODE PERFORMANCE

AREA	SALES		RENTAL	GROWTH
POSTCODE	AVERAGE PRICE	PRICE £ / SQFT	AVERAGE YIELD	PAST 5 YEARS
NG16	£206,547	197	3.7%	18%
NG17	£171,780	156	4%	17%
NG18	£221,730	186	2.9%	17%
NG19	£172,694	169	4%	19%
NG20	£157,648	126	4.1%	16%
NG21	£202,820	156	-	17%
NG22	£253,582	187	-	15%
NG23	£347,904	215	-	17%
NG24	£198,357	204	3.7%	17%
NG25	£362,328	303	-	17%
NG31	£190,137	172	3.5%	17%
NG32	£308,153	198	-	16%
NG33	£370,593	184	-	20%
NG34	£228,771	181	3.7%	17%

- Insufficient data





8 REASONS

Why to invest

in UK Properties

1

RENTAL PRICE GROWTH 2.3% PER YEAR AVERAGE

Supply and demand pushes the rents up every single year, that guarantees a regular and stable income for the investors.



UK TRANSPARENCY

Every information is available online, the legal system is clear and easy to understand, among the most reliable in the world.

2

3

LOW TAXATION

Our UK Tax Consultant will organise your property business, allowing you to minimise taxes legally.



4

FINANCIAL FREEDOM

The regular income from the rent will allow you to finally be free and UK Property Investment will give you the financial stability you always dreamed.



RETIRE EARLY LEAVE A LEGACY

With a minimum investment, you will build a portfolio of properties that will guarantee you an early retirement with a comfortable life, allowing you to leave a legacy to your kids.

5

6

PROPERTY INVESTMENT WILL ALWAYS BE SAFE

"People will always need a roof over their head"
Property will always be a robust investment class, particularly for investors looking long term.



7

197% HOUSE PRICE GROWTH IN 20 YEARS

The average house price in UK in 2000 was £ 84,000 and in 2020 was £ 250,00. The massive growth is predicted to continue due to the lack of supply and the continuously increasing demand.



WITH US IS EASY

8

GET EDUCATED
BROWSE YOUR NEXT PROPERTY WITH EASE
USE OUR UK POWER TEAM
ONGOING SUPPORT AN GUIDANCE
GROW YOUR PORTFOLIO AND
ENJOY YOUR LIFE



We Teach You How To Invest In UK Properties



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PROPERTY INVESTMENT SECRETS

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